

AN 490-00

Acton's Landing

Site Plan

(Madison Homes)

MSA_S_1829_887

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

October 3, 2000

Mr. Jeff Torney
Planner
City of Annapolis Planning and Zoning
160 Duke of Gloucester Street
Annapolis, Maryland 21401

RE: Madison Homes Special Exception
Franklin and Cathedral Street

Dear Mr. Torney:

This office has reviewed the applicant's proposal to redevelop a medical center into 17 single family residences, 5 townhouses, 79 condominium units and 36 age restricted "active adult" condominium units within the Intensely Developed Area. After reviewing the site plan, this office has determined that the proposed development activity and the 10% calculations are correct and consistent with the local Critical Area Program. If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary
Natural Resources Planner

cc: Regina Esslinger
AN 490 - 00 ✓

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

August 15, 2000

Mr. Jeff Torney
Planner
City of Annapolis P & Z
160 Duke of Gloucester Street
Annapolis, MD 21401

RE: Preliminary Madison Homes Special Exception
Franklin Ave and Cathedral Streets

Dear Mr. Torney:

This office understands that the applicant is proposing to construct 17 single family residences, 5 townhouses, 79 condominium units and 36 age restricted "active adult" condominium units within the Intensely Developed Area. After reviewing the site plan, this office needs a revised site plan showing the 100-foot Buffer. Also, this office will need the 10 % calculations for the proposed development activity.

Please forward the site plan and 10 % calculations to this office for review. I will provide comments at that time. If there are any questions, please feel free to call me at (410) 260 - 3483.

Sincerely,

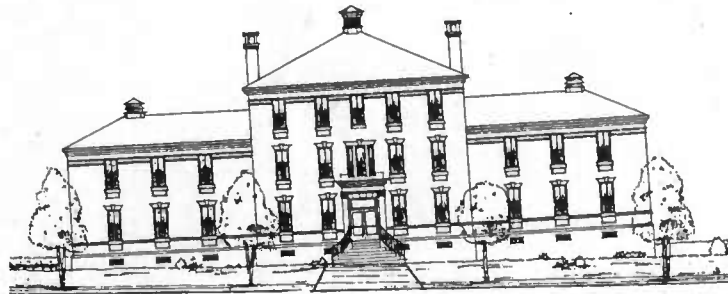
A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary
Natural Resources Planner

cc: Jackie Rouse
Regina Esslinger
AN 348 -00

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

AN 490-00



ACTON'S LANDING

CRITICAL AREA TEN-PERCENT COMPLIANCE REPORT

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SEP 18 2000

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

This report analyzes the changes in the quality and quantity of stormwater due to the redevelopment of Acton's Landing.

Project Location

The proposed redevelopment is in the area enclosed by Cathedral, Franklin, Shaw, and South Streets. Also included in the development is the property located at the southern end of Charles Street between South Street and Acton Cove. The site consists of 4.6 acres that are located within the Chesapeake Bay Critical Area (Intensely Developed Area).

Existing Conditions

Currently, this site is the location of the Annapolis Emergency Hospital. In addition to the hospital building, the existing site includes a parking garage, two parking lots, and two existing houses. Eighty-five percent of the existing site is impervious. All of the stormwater from this site flows directly into the public stormwater system which outfalls into Acton Cove. The stormwater runoff generated from the existing site does not receive any water quality pretreatment with the exception of minor infiltration benefits associated with several landscape areas.

Proposed Conditions

Acton's Landing will include a combination of residential and institutional condominiums and single family homes. A park area is also proposed in the development. The proposed site will be 69% impervious; a 16% reduction in impervious area. All stormwater collected on site will flow through one of three Stormceptor® Storm Water Quality Treatment Systems before being released into the public stormwater system.

Stormwater Quantity

As indicated above, the project site will have a significant reduction in impervious area. Approximately 170,000 square feet of impervious area makes up the existing site; whereas the proposed development will consist of approximately 137,200 feet of buildings, streets, driveways and walkways. This reduction in impervious area results in a decrease in the stormwater runoff volume and flow rate entering Acton Cove. Exhibit 1 compares the various site areas in the existing and proposed conditions. This table shows that not only is the impervious area reducing as a whole, but there is also a reduction in the amount of parking areas, streets, etc.

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SEP 16 2000

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Stormwater Quality

As previously mentioned, the present stormwater management system does not utilize any significant pretreatment of the stormwater. The proposed stormwater system includes three Stormceptor® Systems which will treat both stormwater from on-site in addition to some public stormwater runoff collected on the streets surrounding the property. The proposed grading will divert approximately 15,345 square feet of added impervious area flow from outside the property to the proposed private stormwater system, thereby collecting and pretreating a significant amount of additional stormwater as is presently collected on site. Exhibit 2 and Exhibit 3 illustrate the drainage area collected by the stormwater system in the existing and proposed conditions. If regularly maintained, the Stormceptor® is capable of removing up to 80% of the annual sediment load and can capture free oil from the stormwater during normal flow conditions. In addition, field tests have shown that the Stormceptor® can remove approximately 20-30% of the total phosphorous from the stormwater (Madison, Wisconsin study; Como Park, Minnesota study, 1998).

Conclusion

In comparing existing and proposed site conditions, it is evident that the proposed redevelopment of the site will reduce both the volume and peak rate of stormwater runoff. Also, water quality will be greatly enhanced through the reduction of impervious area and the addition of the Stormceptor® Water Quality systems.

Exhibit 1

PRE/POST DEVELOPMENT AREA COMPARISONS

| | EXISTING | PROPOSED |
|--------------------|-----------------|----------------|
| Rooftops | 109,690 sq. ft. | 93,380 sq. ft. |
| Parking Areas | 33,190 sq. ft. | - |
| Streets, Driveways | 6,120 sq. ft. | 35,162 sq. ft. |
| Sidewalks | 20,380 sq. ft. | 8,672 sq. ft. |
| Grass/ Landscaping | 29,950 sq. ft. | 62,117 sq. ft. |

Total Property Area 4.6 acres (199,330 sq. ft.)

PERCENT CHANGE IN AREA FROM EXISTING TO PROPOSED

Buildings -14%
Paved Areas -27%
Grass/Landscaping +107%

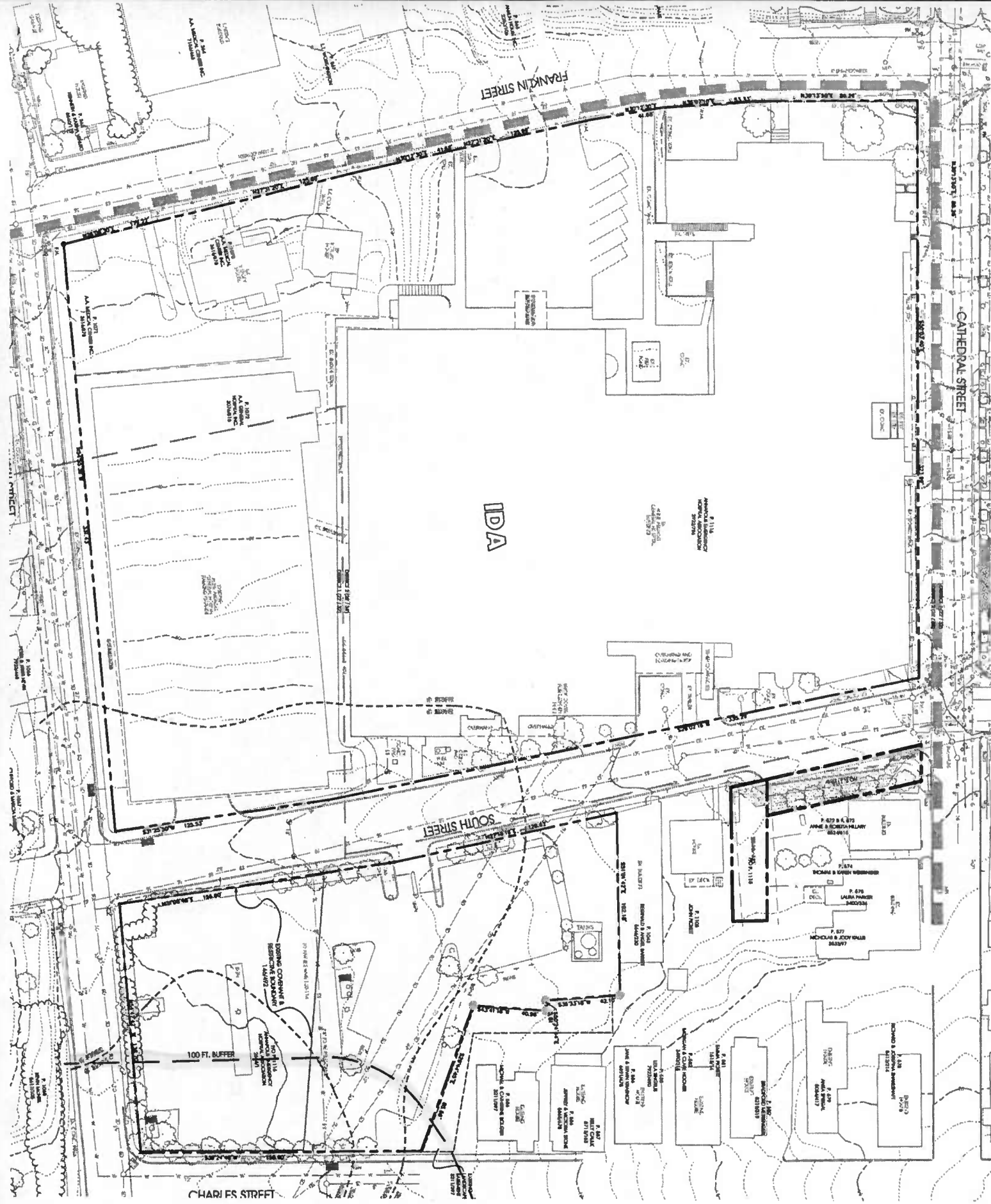


EXHIBIT 2 EXISTING CONDITIONS

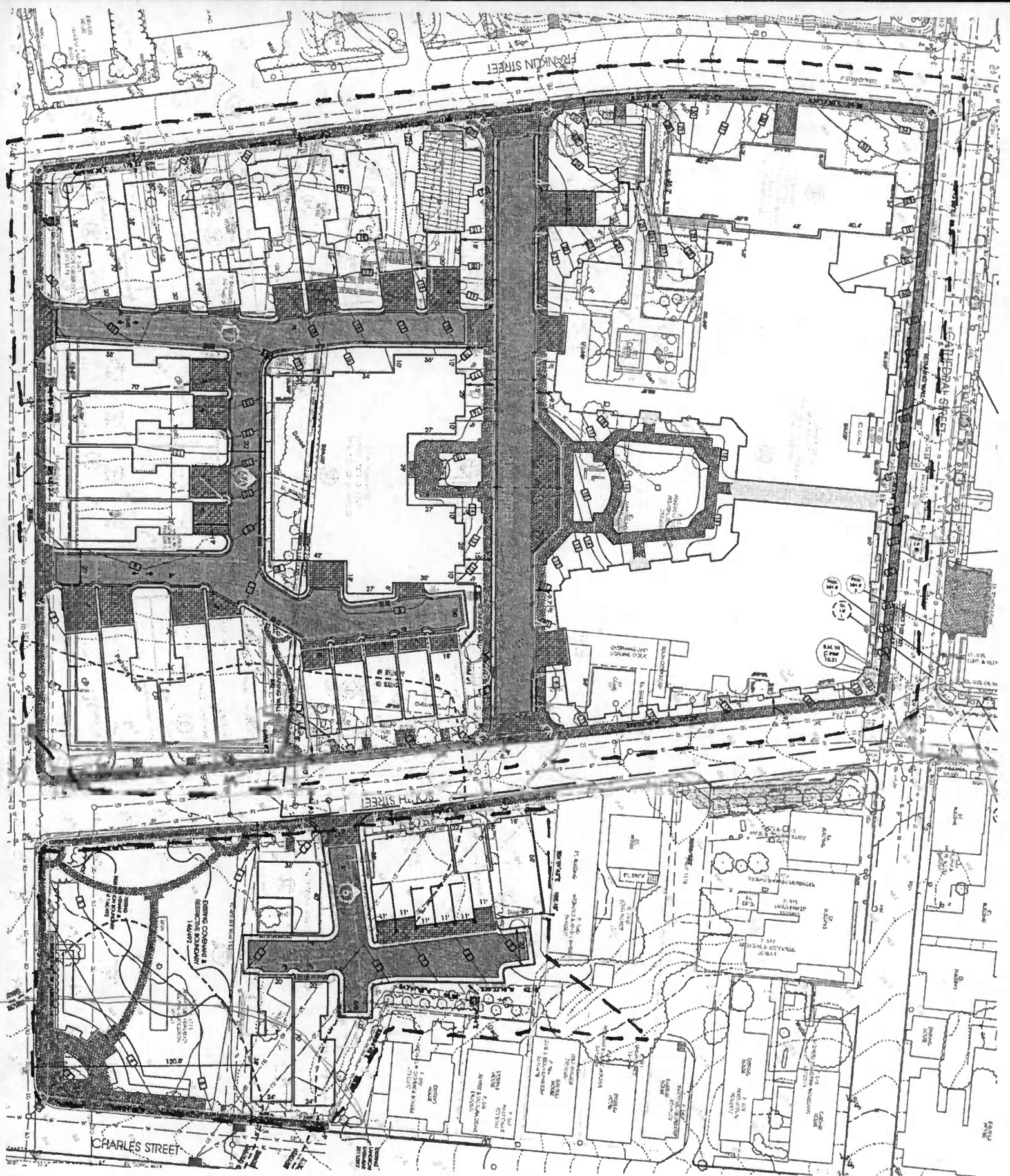


EXHIBIT 3 POST DEVELOPMENT TREATED AREA

Downtown Hospital Site - Acton's Landing
9/11/00

done by JL

Applicant's Guide to 10% Rule Compliance

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Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements *

Step 1: Project Description

A. Calculate Percent Imperviousness

- 1) Site Acreage = 4.576 acres
2) Site Imperviousness, existing and proposed, (See Table 1.0 for details)

| | (a) Existing (acres) | (b) Post-Development (acres) |
|-------------------------|----------------------|------------------------------|
| rooftop | <u>2.52</u> | <u>2.14</u> |
| roads | <u>0.14</u> | <u>0.81</u> |
| sidewalks | <u>0.47</u> | <u>0.20</u> |
| parking lots | <u>0.76</u> | <u>—</u> |
| pools/ponds | <u>0.008</u> | <u>—</u> |
| decks | <u>—</u> | <u>—</u> |
| other | <u>—</u> | <u>—</u> |
| Impervious Surface Area | <u>3.90</u> | <u>3.15</u> |

Imperviousness (I)

Existing Impervious Surface Area/Site Area = (Step 2a)/(Step 1) = $3.9/4.576 = 0.85$ 85.22%
Post-Development Impervious Surface Area/Site Area = (Step 2b)/(Step 1) = $3.15/4.576 = 0.69$

68.8 = 69.00%

B. Define Development Category (circle)

- ① Redevelopment: Existing imperviousness greater than 15% I (Go to Step 2A)
2) New development: Existing imperviousness less than 15% I (Go to Step 2B)
3) Single Lot Residential: Single lot being developed or improved; single family residential; and more than 250 square feet being disturbed. (Go to Page 27- Single Lot Residential sheet for remaining steps).

* NOTE: All acreage used in this worksheet refer to areas within the IDA of the critical area only.

Step 2: Calculate the Pre-Development Load (L_{pre})

A. Redevelopment

$$\begin{aligned}
 L_{pre} &= (R_v)(C)(A)8.16 \\
 R_v &= 0.05 + 0.009(I_{pre}) \quad R_v = 0.05 + 0.009(85) = 0.815 \\
 L_{pre} &= (0.815)(1.08)(4.576)8.16 \\
 &= \underline{32.87} \text{ lbs P/year} \quad \text{OK}
 \end{aligned}$$

where:

- R_v = runoff coefficient, which expresses the fraction of rainfall which is converted into runoff.
- I_{pre} = site imperviousness (i.e., $I=75$ if site is 75% impervious)
- C = flow-weighted mean concentration of the pollutant in urban runoff (mg/l).
 - $C = 0.26$ if pre-development $I < 20\%$
 - $C = 1.08$ if pre-development $I \geq 20\%$
- A = area of the development site (acres in the Critical Area).
- 8.16 = includes regional constants and unit conversion factors.

OR

B. New Development

$$\begin{aligned}
 L_{pre} &= 0.5 \text{ lbs/year} * A \\
 &= (0.5)(\quad) \\
 &= \underline{\quad} \text{ lbs P/year}
 \end{aligned}$$

Step 3: Calculate the Post-Development Load (L_{Post})

A. New Development and Redevelopment

$$\begin{aligned}
 L_{post} &= (R_v)(C)(A)8.16 \\
 R_v &= 0.05 + 0.009(I_{post}) \\
 &= 0.05 + 0.009(\underline{69}) = \underline{0.671} \\
 L_{post} &= (0.671)(1.08)(4.576)8.16 \\
 &= \underline{27.06} \text{ lbs P/year} \quad \text{OK}
 \end{aligned}$$

where:

- R_v = runoff coefficient, which expresses the fraction of rainfall which is converted into runoff.
- I_{post} = site imperviousness (i.e., $I=75$ if site is 75% impervious)
- C = flow-weighted mean concentration of the pollutant in urban runoff (mg/l).
 - $C = 0.26$ if pre-development $I < 20\%$

$C = 1.08$ if pre-development $I \geq 20\%$

A = area of the development site (acres).

8.16 = includes regional constants and unit conversion factors.

Step 4: Calculate the Pollutant Removal Requirement (RR)

$$\begin{aligned} RR &= L_{\text{post}} - (0.9)(L_{\text{pre}}) \\ &= (27.06) - (0.9)(32.87) \\ &= -2.5 \text{ lbs P} \end{aligned}$$

-29.58
OK

* There is a decrease in the pollutant load.

Step 5: Identify Feasible Urban BMP

Select BMP Options using the screening tools and pollutant removal rates listed in the Applicant's Guide Tables 5.0, 5.1, 5.2, and 5.4 Calculate the load removed for each option.

| BMP Type | (* Removal Efficiency) | x | (Fraction of Drainage Area Served) | x | (L post) | = | Load Removed |
|----------|------------------------|---|------------------------------------|---|----------|---|--------------|
| _____ | _____ | x | _____ | x | _____ | = | _____ lbs |
| _____ | _____ | x | _____ | x | _____ | = | _____ lbs |
| _____ | _____ | x | _____ | x | _____ | = | _____ lbs |
| _____ | _____ | x | _____ | x | _____ | = | _____ lbs |

If the Load Removed is equal to or greater than the pollutant removal requirement (RR) calculated in Step 4, then the on-site BMP option complies with the 10% Rule. (See Table 5.3, page 16) for submittal requirements for each BMP option.

* Use decimal for efficiency rating. (Example: Use 0.50 for a 50% removal efficiency rating.)

5/99

CRITICAL AREA BUFFER MANAGEMENT PLAN

The following form should be completed by the property owner, or responsible party, for any disturbance of natural vegetation or construction within the Critical Area Buffer. Once completed, and approved, this form will constitute your Buffer Management Plan and will provide our office with an official record of your proposed Buffer impacts and the way in which you plan to meet any required offsets (mitigation).

Property Background Information

Property Owner (or Contact): Debby Burton

Property Owner's address: O'Doherty Graham Landscape Architecture, 229 Prince George St.

Property Owner's (or Contact) Phone: 410-269-5886

Annapolis, MD 21401

Project Address (if different): See below

Tax Map # 42 Block # 15421 Parcel # 116, ^{1071, 1072, 1070, 1115} Section # Lot #

Proposed Buffer Disturbance

☒ New development/redevelopment (e.g., new building, addition to home, replacement of structures).

☐ Shore erosion control

☐ Shore access

☐ Other (please explain)

Is the property in a designated Buffer Exemption Area (BEA)? Yes ☒ No ☐

Are there any special plat notes or restrictions concerning your Buffer (ex. wetlands, habitat protection areas, conservation easements)? Yes ☐ No ☒

If yes, please explain:

Please provide a brief explanation of your proposed project in the space below. Include area and/or no. of trees cleared as well as the type of equipment that will be used.

Three examples follow:

1) 600 square feet partially cleared for shore access with hand tools; canopy will be maintained; disturbance will be limited to three saplings and several shrubs; and path will consist of wood chips.

2) Removal of poison ivy from 2000 sq. feet area along shore access path; method of removal includes hand pulling and chemical spraying of individual plants with an approved herbicide; any resulting bare areas will be mulched to prevent soil erosion and to prevent reestablishment of invasives. There will be no removal of trees or shrubs.

3) A variance was granted to build a new house on a grandfathered lot in the Buffer. The area permanently impacted in the Buffer will be 4,000 square feet, including the area of the house and a fifteen foot clearing around the house. The lot is entirely

forested. A bulldozer will be used for site preparation.

Proposed Project : The existing hospital site will be demolished exclusive of the original historic hospital, the Franklin House, the LeHardy House and 10 existing trees. Forty of the existing trees will be transplanted and reused back on site.

Justification - The proposed site plan meets the 20% reduced impervious surface rule and the proposed plantings exceed the required mitigation.

What are the long-term management plans for this area? -

The installation contractor will provide a one year warrantee for the installed plant material and the Madison Homes home owners association will be maintaining the public areas.

Calculation of Mitigation

The following three step process is used to compute the amount of mitigation needed for Impacts to the Buffer. For the purposes of this Buffer Management Plan, mitigation is defined as plantings or similar offsets which will help to negate the effect of the Buffer disturbance. To determine the amount of mitigation for your Buffer disturbance you need to determine the following:

1. Amount of buffer disturbed for clearing, grading, and placement of new structures, etc.;
2. Mitigation ratio for the type of Buffer impact;
3. Mitigation amount calculated by multiplying the area disturbed by the mitigation ratio.

Step 1 Amount of buffer disturbance

There are two ways to calculate the amount of disturbance in the Buffer. Buffer disturbance is based on either the area disturbed or the number of individual trees that will be cut. It is recommended that when an area to be disturbed more closely resembles a natural forest (i.e. canopy cover with multi-layer understory) or when structures or other impervious surfaces are placed within the Buffer or a BEA, even if no trees are cleared, you should quantify the disturbance amount in *area cleared*. On the other hand, if your site more closely resembles a park setting (i.e., scattered trees with little or no understory), it is recommended that you count the *number of trees removed*.

AREA OF BUFFER CLEARED OR DISTURBED: ___ SQUARE FEET

- or -

NUMBER OF TREES CLEARED: 54 # OF TREES

Step 2 Mitigation Ratios

Different types of Buffer management activities require different mitigation ratios. Higher ratios are used for activities that have a greater impact upon the buffer. The purpose of the mitigation is to improve the Buffer functions where possible. The table

below provides the mitigation ratio for different types of Buffer management activities.

| Type of Buffer Disturbance | Mitigation Ratio |
|---|------------------|
| New development/redevelopment (non-BEA) | 3:1 |
| New development/redevelopment (BEA) | 2:1 |
| Shore erosion control | 1:1 |
| Shore access | 2:1 |
| Other | * |

*Please consult with your local government Critical Area Planner if the purpose of your Buffer disturbance is in the *Other* category.

Mitigation Ratio = 2:1 (From the above table)

Step 3 Mitigation Amount

Mitigation Amount = (Sq. ft. or # of trees) X (mitigation ratio) = 108 Sq.ft. or # trees

Buffer Planting Plan

This section is to help you provide more specific details on your mitigation location and plantings.

Planting Location

All mitigation should be located within the Critical Area in the following order of preference:

- 1-On-site within the Buffer
- 2-On-site adjacent to existing Buffer
- 3-On-site within the Critical Area
- 4-Off-site (follow order of preference 1-3 above)
- 5-Fee-In-lieu payment

Plant Spacings and Mitigation Credits for Various Size Trees and Shrubs*

| Credit Square Feet | Plant Size | Plant Spacing |
|--------------------|--|--|
| 100 sq ft | 1 tree (2-inch caliper) | 10 foot center |
| 400 sq ft | 1 tree (minimum: 2-inch caliper and either balled and burlapped or container grown) and understory vegetation (minimum: 2 small trees or 3 shrubs) | tree - 20 foot center understory - 10 foot center |
| 50 sq ft | 1 tree (seedlings) | 7 foot center |
| 50 sq ft | 1 shrub | 3-7 foot center |

*Although the Critical Area Commission recognizes natural regeneration as a method for mitigation, not all jurisdictions authorize natural regeneration. If your jurisdiction allows natural regeneration as a method for mitigation Buffer impacts, consult with the appropriate contact to determine the area to be managed for natural growth.

Schematic Drawing

Please attach a schematic drawing to scale identifying areas of impact to the Buffer, indicate on plan existing trees and shrubs if possible, and the proposed location for replanting within the Buffer. Show the location of the Critical Area buffer. Indicate on the drawing the specific types of vegetation which will be removed and the specific types and amount of vegetation which will be used for mitigation.

I certify these statements to be true and accurate and that any trees to be removed are on my property. I hereby grant County/Local Jurisdiction officials permission to enter my property for inspections of this Buffer Management Plan.

Applicant Signature

Acton's Landscaping, L.L.C.
By: [Signature] 4/10/03
Russell S. Rosenbaum, Jr., President, Madison Homes, Inc.

Approval information: FOR OFFICE USE ONLY

This Buffer Management plan is approved as of

Actor's Landing

Value Calculations of Trees Removed

Page 2

| Tree # | Type | Size | Value | Status | CTLA Calculations | | | | | |
|--|-------------------|------|----------|--------|-------------------|------------|-------------|-----------|----------|---------|
| | | | | | Diameter | Trunk Area | Basic Value | Condition | Location | Species |
| 60 | ginkgo | 11 | \$1,100 | remove | 11 | 71.235 | \$3,027 | 0.75 | 0.65 | 0.75 |
| 63 | ginkgo | 12 | \$1,300 | remove | 12 | 89.29 | \$3,795 | 0.70 | 0.65 | 0.75 |
| 73 | southern magnolia | 10 | \$800 | remove | 10 | 54.75 | \$2,327 | 0.70 | 0.65 | 0.75 |
| 75 | hawthorn | 6 | \$200 | remove | 6 | | \$1,050 | 0.50 | 0.65 | 0.50 |
| 76 | hawthorn | 7 | \$100 | remove | 7 | 14.715 | \$625 | 0.50 | 0.65 | 0.50 |
| 77 | southern magnolia | 6/4 | \$500 | remove | 10 | 54.75 | \$2,327 | 0.40 | 0.65 | 0.75 |
| 78 | linden | 18 | \$3,800 | remove | 18 | 230.59 | \$9,800 | 0.80 | 0.65 | 0.75 |
| 79 | scotch pine | 9 | \$200 | remove | 9 | 39.835 | \$1,693 | 0.30 | 0.65 | 0.55 |
| 81 | southern magnolia | 9 | \$500 | remove | 9 | 39.835 | \$1,693 | 0.60 | 0.65 | 0.75 |
| 101 | red oak | 15 | \$1,400 | remove | 15 | 152.875 | \$6,497 | 0.50 | 0.65 | 0.65 |
| 103 | red oak | 8 | \$200 | remove | 8 | 26.49 | \$1,126 | 0.40 | 0.65 | 0.65 |
| 106 | water oak | 14 | \$1,300 | remove | 14 | 130.11 | \$5,530 | 0.50 | 0.65 | 0.70 |
| 107 | water oak | 12 | \$1,100 | remove | 12 | 89.29 | \$3,795 | 0.65 | 0.65 | 0.70 |
| 111 | water oak | 11 | \$1,000 | remove | 11 | 71.235 | \$3,027 | 0.70 | 0.65 | 0.70 |
| 112 | water oak | 10 | \$700 | remove | 10 | 54.75 | \$2,327 | 0.70 | 0.65 | 0.70 |
| 113 | red oak | 10 | \$700 | remove | 10 | 54.75 | \$2,327 | 0.75 | 0.65 | 0.65 |
| 116 | water oak | 9 | \$600 | remove | 9 | 39.835 | \$1,693 | 0.75 | 0.65 | 0.70 |
| 117 | water oak | 11 | \$1,000 | remove | 11 | 71.235 | \$3,027 | 0.75 | 0.65 | 0.70 |
| 118 | water oak | 16 | \$2,200 | remove | 16 | 177.21 | \$7,531 | 0.65 | 0.65 | 0.70 |
| 119 | water oak | 14 | \$1,900 | remove | 14 | 130.11 | \$5,530 | 0.75 | 0.65 | 0.70 |
| 120 | red oak | 11 | \$1,000 | remove | 11 | 71.235 | \$3,027 | 0.80 | 0.65 | 0.65 |
| Value of trees removed using CTLA guidelines | | | \$60,100 | | | | | | | |

RECEIVED

APR 10 2003

CHESAPEAKE BAY
CRITICAL AREA COMMISSION



MEMORANDUM

TO: Marisa Calisti
City of Annapolis
Bureau of Inspections and Permits

Regina Esslinger
Chesapeake Bay Critical Area Commission

FROM: Debby Burton

DATE: April 9, 2003

SUBJECT: Acton's Landing

For your review and approval, I have attached the Landscape Plans, Civil Engineer Plans, Critical Area Buffer Management Plan, and plant replacement values for the trees to be removed and replaced at Acton's Landing.

O'DOHERTY

GRAHAM

LANDSCAPE

ARCHITECTURE, PC

The entire site is within the IDA Critical Areas and is buffer exempt. A portion of the site will not be disturbed, the oldest portion of the hospital, the Franklin House, and the LeHardy House. We have reduced the impervious surfaces by more than 20 percent and are not required to provide any additional water quality; however, we have provided a small bio-retention area, an attenuation trench, and water quality structures. We have also met the 10 percent rule for runoff. Almost all of the water on site will be treated with at least one means of water quality.

Of the existing trees, ten will remain on site in their current location and will be protected during the demolition and construction phases. Another 40 will be dug, maintained offsite, and transplanted back onsite after the building construction. The proposed planting plan meets all the mitigation requirements for both the Critical Areas Commission and the City of Annapolis. The calculations are shown on sheet L-3.

Along the water's edge, we have planted as many shrubs as possible to maintain the views and are using a wood deck (with appropriate subsurface gravel) to keep the areas as pervious as possible. Mulch was not appropriate for this area given the high foot traffic it will receive.

If you have any questions, please contact either Debby Burton or Pearse O'Doherty at 410-269-5886.

Pearse O'Doherty, ASLA

McCRONE

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

July 29, 2000

Mr. Jon Arason, Director
City of Annapolis
Planning & Zoning Department
160 Duke of Gloucester Street
Annapolis, Maryland 21401

RE: Old Hospital Site/Acton's Landing PUD
McCrone Project C1000247

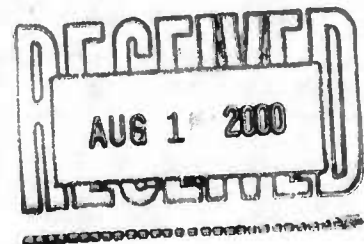
Dear Mr. Arason:

The purpose of this letter is to address the City's Buffer Exemption Area Policies and Criteria. We feel this proposal has minimized intrusion into the buffer and will not only protect, but improve water quality in the project area.

The two proposed single family homes in the buffer have setbacks consistent with other homes on Charles Street and are set back 56' and 74' from the water. The two proposed homes are set back further from the water than houses on the opposite side of Charles Street (i.e. 15' and 18'). Therefore, the proposed setbacks meet the City's Buffer Exemption criteria for setbacks.

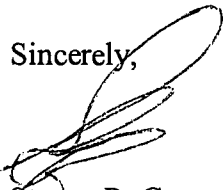
The proposed project will reduce the amount of impervious area within the 100' buffer. Approximately 70% (5,798 sf) of the site is currently impervious. This project proposes to reduce the impervious area by 22% (-1,254 sf) by constructing a park in place of the current parking lot. This will result in a notable improvement both environmentally and aesthetically.

The proposed development will maintain existing vegetation, where appropriate, and be greatly enhanced with new vegetation, particularly in the park. There will be a noticeable increase in vegetation at this portion of the site. Mitigation for existing vegetation to be removed will be mitigated onsite.



Thank you for your consideration of this project and, if you have any questions, please feel free to give me a call at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steven R. Cover', with a large, looping flourish extending upwards and to the right.

Steven R. Cover, AICP
Director of Planning

cc: Russ Rosenberger
Alan Hyatt
Robert Fernandez

LAW OFFICES
HYATT, PETERS & WEBER, LLP

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June 20, 2000

VIA HAND DELIVERY

Jon Arason, Director
City of Annapolis
Department of Planning & Zoning
160 Duke of Gloucester Street
Annapolis, Maryland 21401

Re: Planned Development Application of Annapolis MPK Venture, L.L.C.
("Applicant")

Dear Mr. Arason:

This letter is intended to provide your office with a statement addressing the special exception standards of Chapter 21.72 of the Annapolis City Code (the "Code") and the planned development information required under Chapter 21.74 of the Code.

Background

The Applicant is the contract purchaser for the property located at Franklin and Cathedral Streets, continuing down to South and Charles Streets, being 4.5± acres (the "Property"), owned by Anne Arundel Health System, Inc. (the "Owner") that is currently being utilized for the Anne Arundel Medical Center (the "Hospital").

The Owner has commenced construction of a new facility located on Jennifer Road and will be relocating the Hospital to that facility on or before January 2002. Once it was determined by the Owner that the Hospital was to be relocated from the Property, the Owner, over a two+ year time span, met with representatives of government and citizens groups to determine the best re-use of the Property. After it was determined that the Property was to be sold, a Request For Proposal (the "RFP") was produced by the Owner in early 1999 soliciting proposals from prospective purchasers of the Property.

The Applicant was one of approximately twelve entities that responded to the RFP. The Owner created a selection committee which ultimately accepted the Applicant's proposal after an arduous process, which included participation and analysis by the public. Throughout the process the Applicant informally met with City of Annapolis officials with respect to its intended plans.

The Property is within the Professional Office District ("P") zone except that a small portion of the Property lies within the C1 Conservation Residence District ("C1") zone. The Applicant will be filing an application to either rezone the portion of the Property under C1 zoning to the P zoning designation based upon a mistake in the zoning classification, or will be filing an application for an extension of district regulations under Section 21.08.050 of the Code. The portion of the Property zoned C1 is approximately 3,870 square feet in area. The entire Property lies within the boundaries of the historic district as defined under Section 21.62.030 of the Code. In addition to any other approval required from the City of Annapolis, a certificate of approval from the City's Historic District Commission is required. A portion of the Property lies within the Chesapeake Bay Critical Area. Currently there is an ordinance pending before the City Council that will exempt this proposed use from the 100 foot critical area buffer requirement. Alternatively, a variance to the 100 foot buffer would be required.

The proposed uses being sought for the Property are as follows:

- A. 17 single family residences.
- B. 5 townhouses.
- C. 79 condominium units.
- D. 36 age restricted "active adult" condominium units.
- E. 2 historic single family residences to be retained ("Franklin" and "LeHardy" houses)

All of the above uses are permitted as special exceptions in the P zone.

Special Exception Standards

The application to establish the proposed planned development satisfies the special exception standards set forth under Section 21.72, et seq. of the Code as follows:

1. The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, convenience or general welfare.

The proposed planned development has been designed to fulfill a community need for the uses proposed. The Property is located within walking distance of downtown Annapolis, within the City's historic district. All structures currently located on the Property, except for the historic Anne Arundel General Hospital building located at the intersection of Franklin and Cathedral Streets, will be demolished. This will be a positive development for the community as the Hospital structures do not have compatibility with the neighborhood. The planned development has been designed in such a fashion so that the higher density uses transition from the Property, adjacent to the institutional Court House use, down to single family and townhouse residences along Franklin and Shaw Streets.

The proposed planned development has been designed to be integrated into the fabric of the historic district of the City, providing a range of housing types and values, just as is currently being provided in the adjacent community. Included within the mix of units are 36 "active adult" condominium units. These units will be restricted to individuals age 62 and older, and will conform to Code Section 21.04.336. This institutional use will offer the following amenities:

- a. a meeting room, which will also be available to residents' groups within the adjoining neighborhood
- b. exercise and fitness facilities
- c. physical therapy and medical examination room
- d. internal trash chute
- e. internal wired emergency response system
- f. concierge service designed specifically to ensure availability of the following services:
 - i. dining service
 - ii. recreational programs and activities
 - iii. physical therapy and health care services
 - iv. unit cleaning and maintenance services
 - v. emergency response

2. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood.

The proposed planned development will restore the Property back to a residential use which will not in any way be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The restoration of the Property back to residential uses is expected to enhance, rather than impair, property values within the neighborhood.

3. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The Property is surrounded by developed property. The Anne Arundel County Circuit Courthouse is located immediately north of the Property. Along the remaining boundaries, all properties have been developed with either single family, multifamily or attached residential dwellings. The proposed planned development is a redevelopment and re-use of the Hospital site, which is currently a use that is substantially out of character for the neighborhood. This should be of a benefit to the community.

4. Adequate utilities, access roads, drainage and necessary facilities have been or are being provided.

Utilities, drainage and all necessary facilities are adequate and will be provided as shown on the drawings accompanying this application, and as subsequently amended or supplemented.

5. Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in the public streets.

As a result of the relocation of the Hospital, traffic congestion will be greatly minimized. Wells & Associates has performed a preliminary traffic study. It is clear that the proposed planned development will not unduly burden the public streets.

6. The special exception shall in all other respects conform to the applicable regulations of the district in which it is located.

Jon Arason, Director
City of Annapolis
Department of Planning & Zoning
June 20, 2000
Page 5

The site plans for the Property, and the special exception in all other aspects, conforms to the regulations of the P district.

Planned Development Information

| | | |
|----|------------------------------------|---|
| A. | Name of Project: | "Acton's Landing" |
| | Engineer: | McCrone, Inc. 20 Ridgely Avenue Annapolis, Maryland 21401 Phone: 410-267-8621 Fax: 410-267-09932 Steven Cover – contact person |
| | Architect and Landscape Architect: | The Lessard Architectural Group, Inc. 8603 Westwood Center Drive Suite 400 Vienna, Virginia 22182 Phone: 703-760-9344 Fax: 703-760-9328 Carlos Vasquez – contact person |
| | | Wheeler, Goodman, Masek & Associates, Inc. 912 Commerce Road Annapolis, Maryland 21401 Phone: 410-841-6787 Fax: 410-841-5523 Edward Masek – contact person |
| | Developer: | Annapolis MPK Venture, L.L.C. c/o Madison Homes, Inc. 6723 Whittier Avenue, Suite 104 McLean, Virginia 22101 Phone: 703-506-9292, X14 Fax: 703-506-9294 Russell Rosenberger, Jr. – contact person |

Jon Arason, Director
City of Annapolis
Department of Planning & Zoning
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Owner: Anne Arundel Health Systems, Inc.
2001 Medical Parkway
Annapolis, Maryland 21401
Phone: 410-897-8855
Fax: 410-897-5776
Dennis Curl, VP – contact person

B. Dwelling types and all uses to be located on the Property are as set forth in the attached Conceptual Site Plan included herewith.

C. It is estimated that demolition of the improvements currently located on the Property (excepting the original Anne Arundel General Hospital building) shall be completed in the spring of 2002. Immediately thereafter, site work shall commence, and the structures are expected to be built within 24 to 26 months.

D. Attached hereto is a letter signed by Harry C. Blumenthal, Esquire, counsel to the Owner, as evidence that the Applicant has and will have throughout the development, unified control of the entire development.

E. A site plan is included herewith.

F. A conceptual landscaping plan is included herewith.

G. Prototypical elevations of all building types to be used in the development are included herewith.

H. A preliminary market study to support the location and the size of the uses in the proposed development prepared by Robert Charles Lesser & Co. dated July 23, 1999 is included herewith. The Applicant intends to further supplement that study prior to the commencement of public hearings.

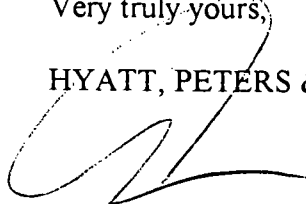
The proposed planned development is a well planned and attractively designed project intended to be completely compatible with the Annapolis historic district community. It meets all of the standards required of special exceptions and planned developments as required under the Code.

The Applicant respectfully requests your favorable review and approval of this application.

Jon Arason, Director
City of Annapolis
Department of Planning & Zoning
June 20, 2000
Page 7

Very truly yours,

HYATT, PETERS & WEBER, LLP

A handwritten signature in black ink, appearing to read 'A. Hyatt', is written over the firm name.

Alan J. Hyatt

AJH/pds

Encl.

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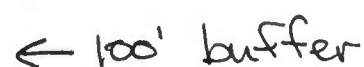
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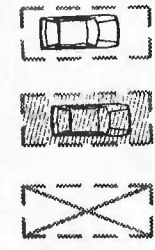
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LEGEND

PROPOSED ON-STREET PARKING
EXISTING ON-STREET PARKING TO REMAIN
EXISTING ON-STREET PARKING TO BE REMOVED



DIRECTION OF TRAFFIC FLOW
EX. SIGN
PROPOSED SIGN

GENERAL NOTES

- SITE AREA = 4.52 ACRES (196,978.9 SF)
- ZONING: P-PROFESSIONAL OFFICE DISTRICT
- PROPOSED USES: SINGLE-FAMILY DETACHED DWELLING
SINGLE-FAMILY ATTACHED DWELLING
MULTI-FAMILY DWELLING
INSTITUTION FOR THE CARE OF THE AGED
PLANNED DEVELOPMENT
COFFEE SHOP

PERMITTED USE
PERMITTED USE
SPECIAL EXCEPTION USE
SPECIAL EXCEPTION USE
SPECIAL EXCEPTION USE
USE EXCEPTION

SITE TABULATIONS

- COMMON OPEN SPACE CALCULATION:
TOTAL COMMON OPEN SPACE = 60,194 SF (1.38 ACRES)
60,194 SF (1.38) / 196,979 SF (4.52 AC) = 30.6%
* SEE THE COMMON OPEN SPACE PLAN FOR A DETAILED ANALYSIS OF THE COMMON OPEN SPACE AREAS.
- IMPERVIOUS AREA CALCULATION:
TOTAL BUILDING FOOTPRINT AREA (INCLUDING PORCHES & GARAGES) 95,373 SF (2.19 AC)
TOTAL SIDEWALK AREA 7,997 SF (0.18 AC)
TOTAL ROAD/ALLEYWAY AREA 27,820 SF (0.64 AC)
TOTAL ON-SITE IMPERVIOUS AREA 131,190 SF (3.01 AC)
131,190 SF (2.91) / 196,979 SF (4.52 AC) = 66.6%
(THE EXISTING HOSPITAL SITE IS 86% IMPERVIOUS.)
* SEE THE IMPERVIOUS AREA PLAN FOR A DETAILED ANALYSIS OF THE IMPERVIOUS AREAS.

3. THE PROPOSED USE IS AS FOLLOWS:

| A. A PLANNED DEVELOPMENT COMPRISED OF THE FOLLOWING RESIDENTIAL UNITS: | |
|--|--------|
| RESIDENTIAL UNIT TYPE | NUMBER |
| NEW SINGLE FAMILY HOMES (INCLUDES DETACHED AND ATTACHED HOMES) | 11 |
| FRANKLIN & LEHARDY HOUSES (EX. HOUSES W/ PROP. GARAGES) | 2 |
| TOWNHOMES | 14 |
| CONDOMINIUMS | 63 |
| TOTAL | 90 |

B. AN INSTITUTIONAL USE COMPRISED OF 21 UNITS RESTRICTED FOR SENIOR CITIZENS AGED 62 AND OLDER PURSUANT TO SECTION 21.04.336 OF THE CODE OF THE CITY OF ANNAPOLIS.

4. HEIGHT REQUIREMENTS

| | MINIMUM ALLOWED | PROPOSED |
|----------------------------|-----------------|----------|
| SPECIAL HEIGHT DISTRICT #1 | 32'22" | 32'22" |
| SPECIAL HEIGHT DISTRICT #2 | 38'22" | 38'22" |

5. LOT AREA

| PLANNED DEVELOPMENT | MINIMUM ALLOWED | PROPOSED |
|---------------------|-----------------|------------|
| | 20,000 SF | 196,979 SF |

6. LOT WIDTH:

| | MINIMUM ALLOWED | PROPOSED |
|--------------------------------------|-----------------|----------|
| SINGLE-FAMILY DETACHED DWELLINGS* | 50' | 34'-65' |
| MULTI-FAMILY DWELLINGS | | |
| BUILDING A | 50' | 157' |
| BUILDING C & D | 50' | 27'-28' |
| BUILDING O - R | 50' | 18'-28' |
| BUILDING S - V | 50' | 18'-28' |
| BUILDING W - BB | 50' | 18'-25' |
| INSTITUTION FOR THE CARE OF THE AGED | 70' | 157' |

7. YARD REQUIREMENTS:

| | MINIMUM ALLOWED | PROPOSED |
|---------------------------------------|--|--|
| LE HARDY HOUSE* | AS AUTHORIZED BY PLANNING COMMISSION | FY- EXISTING SY- 3' RY- 2' TO 6' |
| SINGLE-FAMILY DWELLINGS* | | |
| DETACHED | AS AUTHORIZED BY PLANNING COMMISSION | FY- 0' TO 20' SY- 1' TO 12' CSY- 4' TO 21' RY- 2' TO 18' |
| ATTACHED | AS AUTHORIZED BY PLANNING COMMISSION | FY- 20' SY- 0' TO 12' CSY- 8' TO 12' RY- 1' TO 5' |
| MULTI-FAMILY DWELLINGS* | | |
| BUILDING A | AS AUTHORIZED BY PLANNING COMMISSION | FY- 22' (EX. BLDG.) CSY- 5' RY- 5' |
| BUILDING C & D | AS AUTHORIZED BY PLANNING COMMISSION | FY- 20' SY- 8' TO 8' CSY- 8' TO 12' RY- 4' TO 8' |
| BUILDINGS S, T, U, V | AS AUTHORIZED BY PLANNING COMMISSION | FY- 9' TO 15' SY- 0' TO 6' CSY- 8' TO 13' RY- 3' TO 4' |
| SPACING BETWEEN L AND S | 3' PLUS 9' = 12' | 20' |
| SPACING BETWEEN Y AND Z | 5.8' PLUS 5.8' = 11.6' | 15' |
| BUILDINGS O, P, Q, R | AS AUTHORIZED BY PLANNING COMMISSION | FY- 2' SY- 0' TO 15' RY- 5' TO 15' |
| BUILDINGS W, X, Y, Z, AA, BB | AS AUTHORIZED BY PLANNING COMMISSION | FY- 6' SY- 0' TO 4' RY- 5' |
| INSTITUTION FOR THE CARE OF THE AGED* | FY- 22' (EST. FY) CSY- 13' (EST. CSY) TO 48.5' RY- 30' | 22' (EX. BLDG) 5' 2' TO 113' |
| PUD PERIPHERY | AS AUTHORIZED BY PLANNING COMMISSION | |

8. PARKING CALCULATIONS:

| BUILDING | PARKING REQUIRED | PARKING PROPOSED |
|-------------|--|--|
| A | 65 SPACES 1/CONDOMINIUM UNIT (58) & 1/FOUR BEDS FOR INSTITUTION FOR THE CARE OF THE AGED (7) | 137 SPACES STANDARD-95, COMPACT-38 STD. TANDEM-1 COMPACT TANDEM-3 |
| B | 1 SPACE 1/SINGLE FAMILY UNIT (1) | 1 IN PARKING GARAGE |
| C-D | 2 SPACES 1/TOWNHOUSE UNIT (2) | 4 SPACES |
| E-N | 12 SPACES 1/SINGLE FAMILY UNIT (10) | 24 SPACES |
| O-R | 4 SPACES 1/TOWNHOUSE UNIT (4) | 8 SPACES** |
| S-Z | 11 SPACES 1/TOWNHOUSE UNIT (10) | 22 SPACES |
| AA-BB | | |
| GRAND TOTAL | 92 SPACES | 154 SPACES 42 COMPACT/TANDEM 196 SPACES* |

* DOES NOT INCLUDE ON-STREET PARKING.
** 4 OF THE SPACES ARE IN THE DETACHED GARAGES; THE OTHER 4 ARE ASSIGNED SPACES IN THE PARKING GARAGE.

ON-STREET PARKING (CATHEDRAL, SHAW, SOUTH FRANKLIN, AND CHARLES)

| | |
|-----------------------------|-----------|
| EXISTING ON-STREET PARKING: | 48 SPACES |
| PROPOSED ON-STREET PARKING: | 77 SPACES |
| NET GAIN: | 29 SPACES |

9. F.A.R. ANALYSIS

F.A.R. ALLOWED = 2.4 FOR ALL RESIDENTIAL USES
1.8 FOR HEALTH/MEDICAL USES

| ITEM | FLOOR AREA SQUARE FOOTAGE | F.A.R. |
|--|------------------------------|--------|
| * BUILDING A (CONDOMINIUMS/ CARE FOR THE AGED) | 144,320 SF | 0.73 |
| EXISTING HOSPITAL BUILDING (CONDOS) | 18,000 SF | 0.09 |
| ** BUILDINGS B, E-N (SF UNITS) | 47,620 SF | 0.24 |
| ** BUILDINGS C-D (ATTACHED SF UNITS) | 6,298 SF | 0.03 |
| BUILDINGS O-R (TOWNHOMES) | 14,165 SF | 0.07 |
| BUILDINGS S-V (TOWNHOMES) | 16,328 SF | 0.08 |
| BUILDINGS 2-BB (TOWNHOMES) | 9,800 SF | 0.05 |
| BUILDINGS W-X (TOWNHOMES) | 9,800 SF | 0.05 |
| TOTAL (INCLUDES FLOOR AREA OF ALL BUILDINGS) | 266,329 SF | 1.34 |

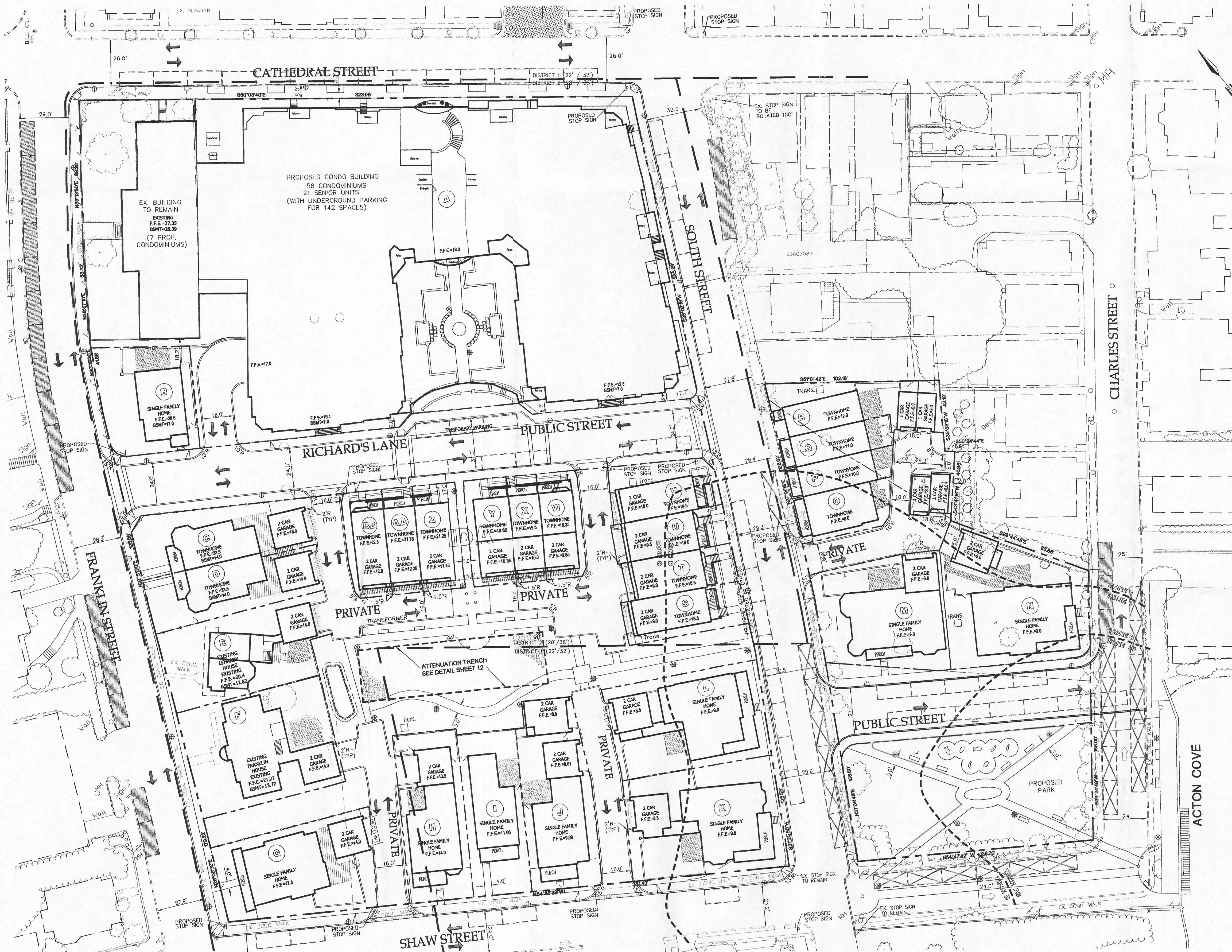
* DOES NOT INCLUDE UNDERGROUND PARKING IN SQUARE FOOTAGE.
** THE SQUARE FOOTAGE FOR ALL SINGLE FAMILY UNITS INCLUDES THE SQUARE FOOTAGE OF THEIR GARAGES.

NOTE: ALL SINGLE FAMILY DETACHED UNITS (B, E-N) AND THE DUPLEX (C&D) HAVE LIVABLE AREA ABOVE THE GARAGES. THIS SPACE HAS BEEN INCLUDED IN THE F.A.R. ANALYSIS AND IS SHOWN ON THE ARCHITECTURAL PLANS.

10. DENSITY CALCULATIONS

| UNIT TYPE | # OF UNITS | AREA REQ'D/UNIT | TOTAL AREA REQ'D |
|---|------------|-------------------|------------------|
| SINGLE FAMILY DETACHED (11) & TWO-FAMILY ATTACHED UNITS (2) | 13 | 3,600 SF PER UNIT | 46,800 SF |
| MULTI-FAMILY DWELLINGS | 77 | 1,800 SF PER UNIT | 138,600 SF |
| TOWNHOMES- 14 | | | |
| CONDOMINIUMS- 63 | | | |
| 77 | | | |
| INSTITUTION FOR THE CARE OF THE AGED | 21 | 10,000 SF | 10,000 SF |
| | 111 UNITS | | 195,400 SF |

11. SEE LANDSCAPE ARCHITECT'S PLAN FOR WALKWAY DETAILS.



DATE: 4/10/23

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
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McCRONE

ENGINEERING & ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING - CONSTRUCTION SERVICES
30 HICKORY AVENUE • ANNAPOLIS, MARYLAND 21403
(410) 293-1811 • FAX (410) 293-4884
Email: info@mccrone.com • Website: www.mccrone.com

| | | | | | |
|--|-----------------|--------------------|-----------------------|---------------------------|---------------|
| DATE: APRIL 2023 | SCALE: AS SHOWN | DRAWN BY: J. K. J. | DESIGNED BY: J. K. J. | APPROVED BY: R. FERNANDEZ | DATE: 4/10/23 |
| <h2 style="margin: 0;">ACTON'S LANDING P.U.D.</h2> <p style="margin: 0;">FOR RESIDENTIAL DEVELOPMENT</p> | | | | | |
| <p style="margin: 0;">SIXTH ELECTION DISTRICT, ANNAPOLIS MARYLAND</p> | | | | | |

SITE PLAN

FINAL GRADING PLANS

SHEET NO. 3 OF 16

CADD FILE

FILE NO.

GENERAL NOTES

- PROPERTY IS KNOWN AS
TAX MAP 4Z, GRID 15, PARCEL 116 - TAX ACCOUNT NO. 6-000-90015231, LIBER/FOLIO 2922-786
TAX MAP 4Z, GRID 21, PARCEL 1071 - TAX ACCOUNT NO. 6-000-90015230, LIBER/FOLIO 3616/878
TAX MAP 4Z, GRID 21, PARCEL 1072 - TAX ACCOUNT NO. 6-000-90015229, LIBER/FOLIO 3076/815
TAX MAP 4Z, GRID 21, PARCEL 1070 - TAX ACCOUNT NO. 6-000-90015228, LIBER/FOLIO 3616/878
TAX MAP 4Z, GRID 21, PARCEL 1115 - TAX ACCOUNT NO. 6-000-90022403, LIBER/FOLIO 2538/1
- SITE AREA = 4.52 ACRES (196,979 SF)
- SITE IS ZONED: P-PROFESSIONAL OFFICE
- PROPOSED USES: SINGLE-FAMILY DETACHED DWELLING PERMITTED USE
SINGLE-FAMILY ATTACHED DWELLING PERMITTED USE
MULTI-FAMILY DWELLING SPECIAL EXCEPTION USE
INSTITUTION FOR THE CARE OF THE AGED SPECIAL EXCEPTION USE
PLANNED DEVELOPMENT SPECIAL EXCEPTION USE
COFFEE SHOP USE EXCEPTION
- THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- THE PROPERTY (4.52 ACRES) IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA, DESIGNATION IS INTENSELY DEVELOPED AREA (IDA).
- PORTIONS OF THE PROPERTY ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR A COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE RATE MAP NO. 24009-005C. THE ELEVATION IS 7 FEET. THE FIRST FLOOR ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREA OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 17 OF THE CODE OF THE CITY OF
- A STORMWATER MANAGEMENT EASEMENT AREA SHALL BE MAINTAINED IN ACCORDANCE WITH A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WHICH SHALL BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY.
- THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE CITY OF ANNAPOLIS CONTROL MONUMENTS.
- ALL STORM DRAINS, INLETS, MANHOLES, CULVERTS, FIRE HYDRANTS, WATER MAINS AND SEWER MAINS WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SHALL BE DEEDED OVER FOR OWNERSHIP AND MAINTENANCE BY THE CITY AFTER COMPLETION AND ACCEPTANCE.
- A LANDSCAPE MAINTENANCE AGREEMENT, APPROVED BY THE CITY OF ANNAPOLIS, DEPARTMENT OF PLANNING AND ZONING SHALL BE EXECUTED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH ITS OWN SEPARATE WATER METER AND SEPARATE SEWER.
- ALL TREES, LANDSCAPE, OPEN SPACE AND GREEN AREAS EXCLUDING PARCELS OR RIGHTS-OF-WAY TO BE DEDICATED TO THE CITY OF ANNAPOLIS, SHALL BE RESPONSIBILITY OF THE LOT OWNER'S OR HOME OWNERS ASSOCIATION, NOT THE CITY, FOR WATERING, CUTTING, PRUNING REMOVAL, REPLACEMENT AND MAINTENANCE.
- THE SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN PREPARED BY MCCRONE, INC. DATED DECEMBER 2000 ON FILE AT THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING.
- THE PURPOSE OF THIS PLAT IS TO DEVELOPE THE EXISTING DOWNTOWN HOSPITAL SITE INTO A PLANNED DEVELOPMENT WHICH WILL INCLUDE SINGLE FAMILY HOMES, TOWNHOUSES, CONDOMINIUMS AND PARK AREA.
- THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AMONGST THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER _____ FOLIO _____ AND DATED _____
- THERE SHALL BE NO BUILDING ENCROACHMENT OVER ANY NEW OR EXISTING UTILITY EASEMENTS, R.O.W., OPEN SPACES, AND PROPERTY LINES.
- TRASH REMOVAL SHALL BE PRIVATE FOR ALL UNITS AND BUILDINGS.
- SNOW REMOVAL SHALL BE PRIVATE FOR ALL UNITS AND BUILDINGS.

OWNER CERTIFICATION

I HEREBY CERTIFY THAT IRON PIPES MARKED ☒ AND CONCRETE MONUMENTS MARKED ☐ WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

BY: ANNAPOLIS MPK VENTURE, L.L.C.

| | |
|---|---|
| BY: RUSSELL ROSENBERGER, PRESIDENT | DATE |
| APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS | APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS |
| DIRECTOR OF PUBLIC WORKS | CHAIRMAN, PLANNING COMMISSION |
| DATE | DATE |
| APPROVED: DEPARTMENT OF PLANNING AND ZONING | FOR PUBLIC SEWER AND PUBLIC WATER APPROVED: HEALTH DEPARTMENT ANNE ARUNDEL COUNTY, MARYLAND |
| DIRECTOR OF PLANNING AND ZONING | COUNTY, HEALTH OFFICER |
| DATE | DATE |



OWNERS' DEDICATION

WE, ANNAPOLIS MPK VENTURE, L.L.C., OWNERS OF PARCELS 116, 1070, 1071, 1072 AND 1115, RESPECTIVELY, AND AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO THE CITY OF ANNAPOLIS, AS MAY BE APPROPRIATE, ON REQUEST. THERE ARE NO SUITS, ACTION OF LAW, LEASE LIENS, MORTGAGES, TRUST, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

AND ALL PARTIES IN INTEREST THERETO HAVE HEREON AFFIXED THEIR SIGNATURE INDICATING THEIR ASSENT & WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

WITNESS

BY: RUSSELL ROSENBERGER, PRESIDENT

SURVEYOR'S CERTIFICATE

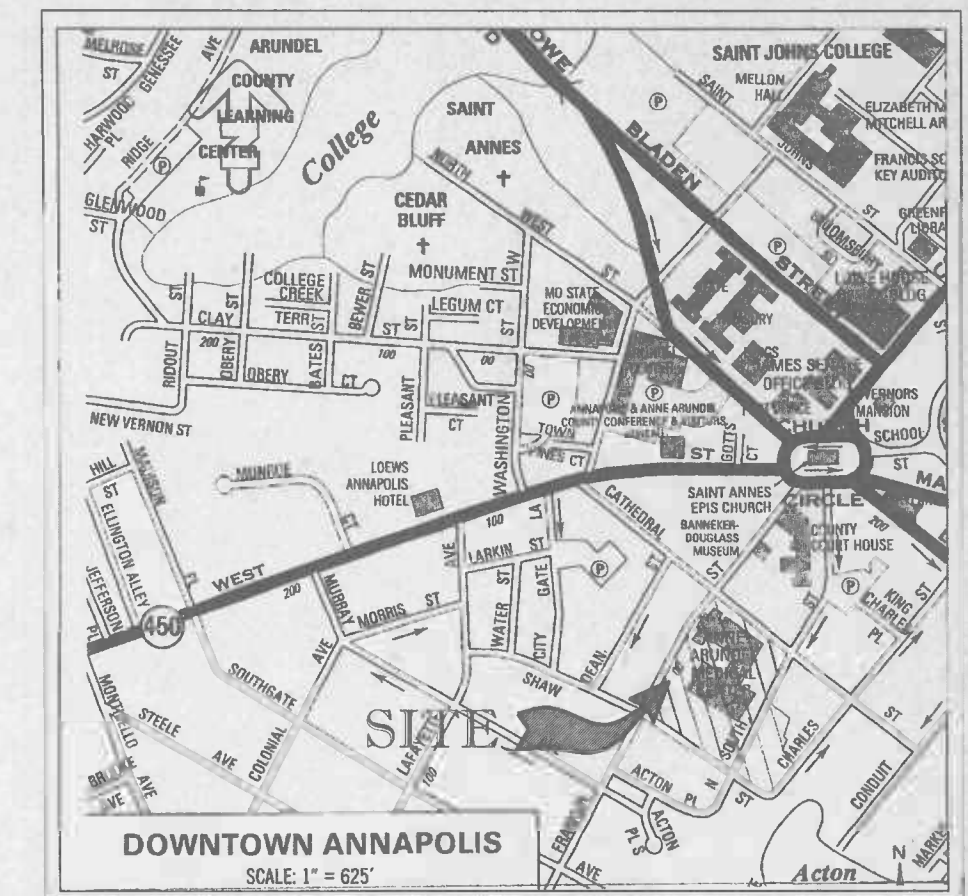
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED FROM J. GORDON CATTERTON AND ALICE L. CATTERTON TO ANNAPOLIS EMERGENCY HOSPITAL ASSOCIATION, INC. BY A DEED DATED NOVEMBER 8, 1972 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2538, FOLIO 1, AND ALL OF THE PROPERTY CONVEYED FROM WILLIAM L. SCHURR TO THE ANNAPOLIS EMERGENCY HOSPITAL DATED DECEMBER 19, 1935 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FAM 146, FOLIO 492, AND ALL OF THE PROPERTY CONVEYED FROM W. MEADE HOLLADAY TO THE ANNAPOLIS EMERGENCY HOSPITAL ASSOCIATION (INADVERTENTLY REFERRED TO AS THE EMERGENCY HOSPITAL ASSOCIATION OF ANNAPOLIS MARYLAND) BY A DEED DATED AUGUST 17, 1932 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 105, FOLIO 79.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS-SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

BY: ANNAPOLIS MPK VENTURE, L.L.C.

BY: RUSSELL ROSENBERGER, PRESIDENT

DATE



VICINITY MAP

AREA TABULATIONS

| | | |
|----------------|---|----------------------|
| PARCEL AREA | = | 196,979 SF = 4.52 AC |
| LOT 1 | = | 2,298 SF = 0.05 AC |
| LOT 2 | = | 3,410 SF = 0.08 AC |
| LOT 3 | = | 2,962 SF = 0.07 AC |
| LOT 4 | = | 2,250 SF = 0.05 AC |
| LOT 5 | = | 2,250 SF = 0.05 AC |
| LOT 6 | = | 2,607 SF = 0.06 AC |
| LOT 7 | = | 3,050 SF = 0.07 AC |
| LOT 8 | = | 2,825 SF = 0.07 AC |
| LOT 9 | = | 2,731 SF = 0.06 AC |
| LOT 10 | = | 2,571 SF = 0.06 AC |
| LOT 11 | = | 2,731 SF = 0.06 AC |
| LOT 12 | = | 2,031 SF = 0.05 AC |
| LOT 13 | = | 2,378 SF = 0.06 AC |
| LOT 14 | = | 2,397 SF = 0.06 AC |
| LOT 15 | = | 2,065 SF = 0.05 AC |
| LOT 16 | = | 1,010 SF = 0.02 AC |
| LOT 17 | = | 1,010 SF = 0.02 AC |
| LOT 18 | = | 1,037 SF = 0.02 AC |
| LOT 19 | = | 1,011 SF = 0.02 AC |
| LOT 20 | = | 991 SF = 0.02 AC |
| LOT 21 | = | 1,103 SF = 0.03 AC |
| LOT 22 | = | 1,200 SF = 0.03 AC |
| LOT 23 | = | 1,188 SF = 0.03 AC |
| LOT 24 | = | 1,211 SF = 0.03 AC |
| LOT 25 | = | 1,211 SF = 0.03 AC |
| LOT 26 | = | 1,211 SF = 0.03 AC |
| LOT 27 | = | 1,380 SF = 0.03 AC |
| LOT 28 | = | 1,244 SF = 0.03 AC |
| LOT 29 | = | 1,145 SF = 0.03 AC |
| LOT 30 | = | 6,006 SF = 0.14 AC |
| LOT 31 | = | 2,220 SF = 0.05 AC |
| LOT 32 | = | 2,394 SF = 0.06 AC |
| LOT 33 | = | 2,904 SF = 0.07 AC |
| LOT 34 | = | 43,205 SF = 1.0 AC |
| TOTAL LOT AREA | = | 111,234 SF = 2.55 AC |

COMMON SPACE = 56,269 SF = 1.29 AC
(29% COMMON OPEN SPACE)

PRIVATE USE IN
COMMON RIGHT-OF-WAY= 25,609 SF= 0.59AC

PUBLIC RIGHT-OF-WAY = 3867 SF=0.09 AC

ACTON'S LANDING OPTION A

PRELIMINARY RECORD PLAT

DOWNTOWN HOSPITAL SITE
ANNAPOLIS, MARYLAND

SIXTH DISTRICT CITY OF ANNAPOLIS

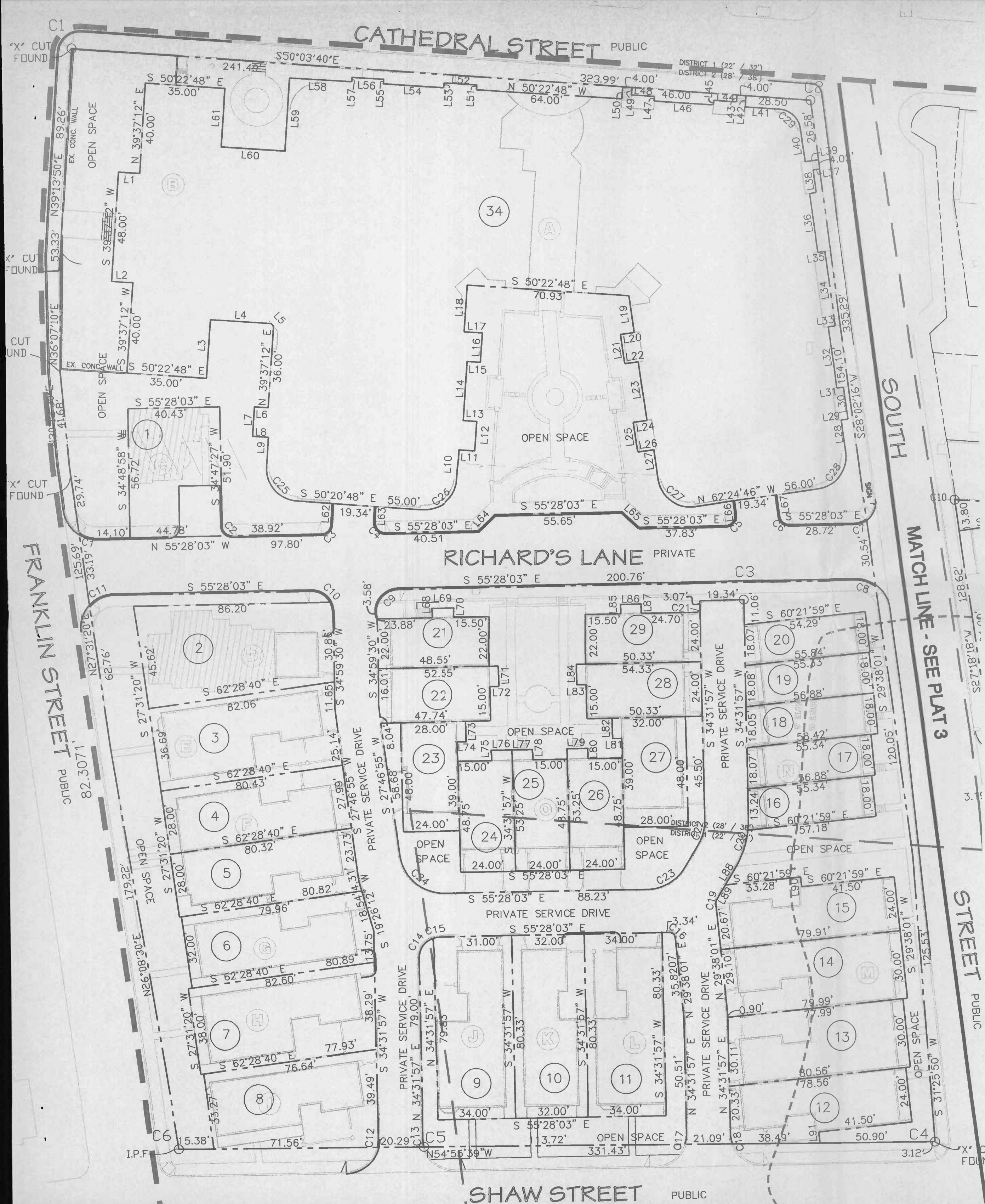
TAX MAP #4Z BLOCK #15 PARCEL #116, 1070, 1071, 1072, 1115
SCALE: AS SHOWN JOB #: C1000360
DATE: FEBRUARY 2001 DRAWN BY: J. KADI
APPROVED: CADD FILE: PLATB.DWG

MCCRONE
ENGINEERING & ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES

20 RIDGELY AVENUE • ANNAPOLIS, MARYLAND 21401
(410) 287-8821 • FAX (410) 287-9932
EMAIL: MCCRONE@ANNAP.INF.NET

PLAT NO. _____ PLAT BOOK _____ PAGE _____

PLAT 1 OF 3



1. COMMON OPEN SPACE CALCULATIONS:

| BUILDING(S) | REQ'D COMMON OPEN SPACE | PROP. OPEN SPACE |
|-------------|-------------------------|-------------------|
| AB | 21,317 SF (30%) | 24,715 SF (34.8%) |
| CDEFGHI | 6,343 SF (20%) | 6,683 SF (21.1%) |
| JKL | 2,720 SF (20%) | 2,962 SF (21.8%) |
| MNO | 13,213 SF (30%) | 13,260 SF (30.1%) |
| P | 8,431 SF (30%) | 18,008 SF (64.1%) |
| QRS | 1,706 SF (20%) | 1,752 SF (20.5%) |
| TOTAL | 53,730 SF (27.3%) | 67,380 SF (34.2%) |

IMPERVIOUS AREA CALCULATION:
TOTAL BUILDING FOOTPRINT AREA (INCLUDING PORCHES) 95,579 SF (2.19 AC)
TOTAL SIDEWALK AREA 6,315 SF (0.14 AC)
TOTAL ROAD PAVEMENT AREA (INCLUDES 40% PERVIOUS CREDIT) 21,002 SF (0.48 AC)
TOTAL ON-SITE IMPERVIOUS AREA 122,896 SF (2.82 AC)
122,896 SF (2.82 AC) / 196,978 SF (4.52 AC) = 62.39%
*IF THE NEW PARK AREA OUTSIDE THE PROPERTY LINE IS INCLUDED IN THE IMPERVIOUS AREA CALCULATIONS, THE SIDEWALK AREA INCREASES TO 6618 SF. THE TOTAL SITE AREA BECOMES 206,769 SF (4.75 ACRES), THUS DECREASING THE IMPERVIOUS AREA TO 59.58%.

2. THE PROPOSED USE IS AS FOLLOWS :
- A. A PLANNED DEVELOPMENT COMPRISED OF THE FOLLOWING RESIDENTIAL UNITS:
- | RESIDENTIAL UNIT TYPE | NUMBER |
|--|--------|
| NEW SINGLE FAMILY HOMES (INCLUDES DETACHED AND ATTACHED HOMES) | 12 |
| FRANKLIN & LEHARDY HOUSES | 2 |
| TOWNHOMES | 18 |
| CONDOMINIUMS | 57 |
| TOTAL | 89 |
- B. AN INSTITUTIONAL USE COMPRISED OF 41 UNITS RESTRICTED FOR SENIOR CITIZENS AGED 62 AND OLDER PURSUANT TO SECTION 21.04.336 OF THE CODE OF THE CITY OF ANNAPOLIS.

3. HEIGHT REQUIREMENTS

| | MINIMUM ALLOWED | PROPOSED |
|----------------------------|-----------------|----------|
| SPECIAL HEIGHT DISTRICT #1 | 32'/22' | 32'/22' |
| SPECIAL HEIGHT DISTRICT #2 | 38'/28' | 38'/28' |

4. LOT AREA:

| | MINIMUM ALLOWED | PROPOSED |
|------------------------------------|-----------------|----------------------|
| SINGLE-FAMILY DETACHED DWELLINGS* | 3,600 SF | 2,000 SF TO 4,326 SF |
| SINGLE-FAMILY ATTACHED DWELLINGS* | 7,200 SF | 5,544 SF |
| MULTI-FAMILY DWELLINGS* | | |
| BUILDING AB | 95,400 SF | 64,300 SF |
| BUILDING M | 7,200 SF | 9,831 SF |
| BUILDING N | 9,000 SF | 5,850 SF |
| BUILDING O | 16,200 SF | 17,500 SF |
| BUILDING P | 10,800 SF | 5,850 SF |
| INSTITUTE FOR THE CARE OF THE AGED | 10,000 SF | 64,300 SF |
| PLANNED DEVELOPMENT | 20,000 SF | 196,891 SF |

*REDUCTIONS IN LOT AREA MAY BE AUTHORIZED BY THE PLANNING COMMISSION IN A PLANNED DEVELOPMENT (SECTION 21.74.050)

5. LOT WIDTH:

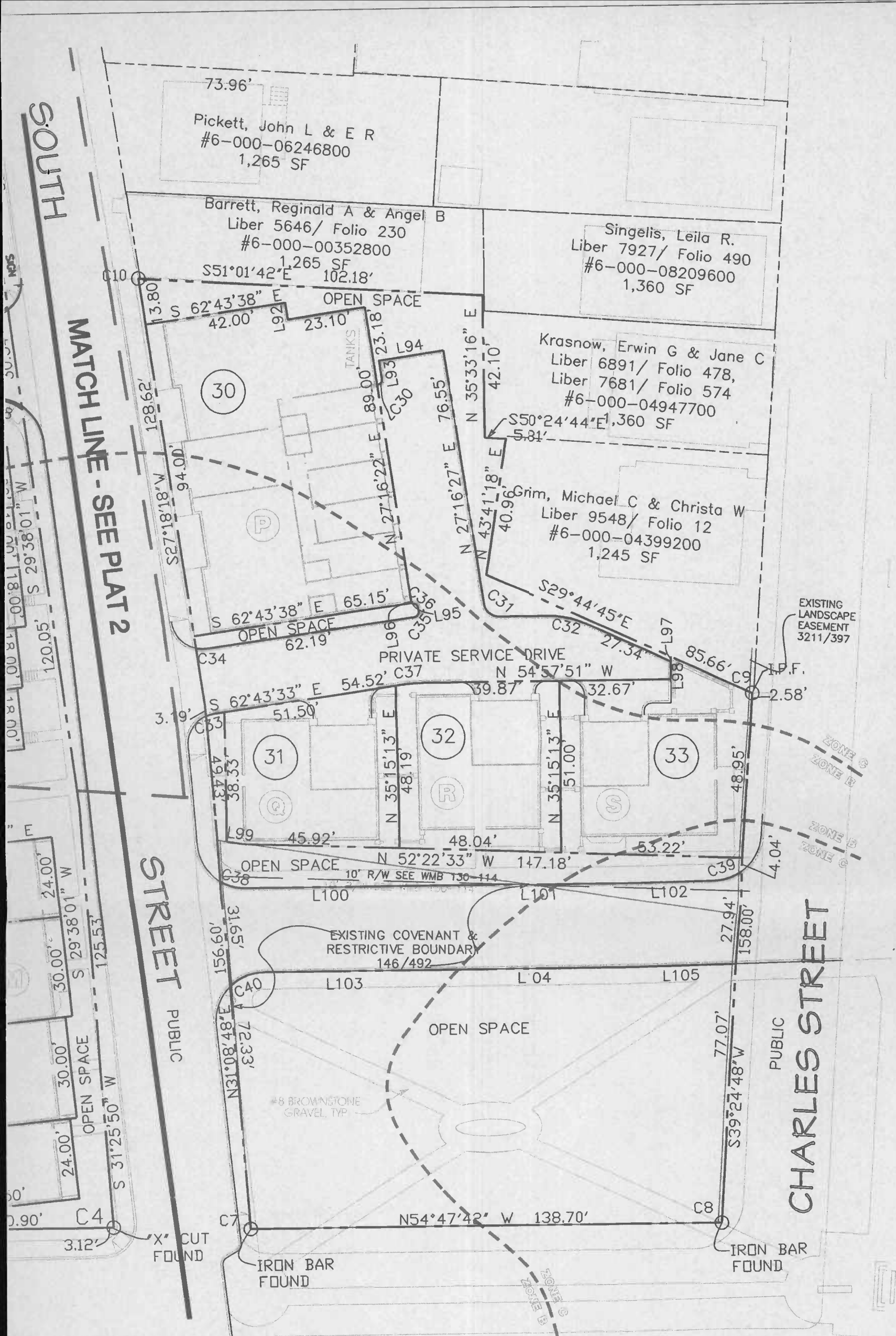
| | MINIMUM ALLOWED | PROPOSED |
|------------------------------------|-----------------|------------|
| SINGLE-FAMILY DETACHED DWELLINGS* | 50' | 32' TO 50' |
| SINGLE-FAMILY ATTACHED DWELLINGS | 50' | 56' |
| MULTI-FAMILY DWELLINGS | | |
| BUILDING AB | 50' | 157' |
| BUILDING M | 50' | 116' |
| BUILDING N | 50' | 90' |
| BUILDING O | 50' | 140' |
| BUILDING P | 50' | 94' |
| INSTITUTE FOR THE CARE OF THE AGED | 70' | 157' |

*REDUCTIONS IN LOT WIDTH MAY BE AUTHORIZED BY THE PLANNING COMMISSION IN A PLANNED DEVELOPMENT (SECTION 21.74.050)

| | |
|---|---|
| APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS | APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS |
| DIRECTOR OF PUBLIC WORKS _____ DATE _____ | CHAIRMAN, PLANNING COMMISSION _____ DATE _____ |
| APPROVED: DEPARTMENT OF PLANNING AND ZONING | FOR PUBLIC SEWER AND PUBLIC WATER APPROVED: HEALTH DEPARTMENT ANNE ARUNDEL COUNTY, MARYLAND |
| DIRECTOR OF PLANNING AND ZONING _____ DATE _____ | COUNTY, HEALTH OFFICER _____ DATE _____ ANNE ARUNDEL COUNTY, MARYLAND |

James M. Luff, Professional Land Surveyor, No. 10320, State of Maryland.
We hereby Assent to This Plan of Subdivision, See Plat 1 of 3 for Owners Dedication, Surveyors Certificate, and other Notations.
_____, President _____ Date _____
DEVELOPER: MADISON HOMES

**ACTON'S LANDING
OPTION A**
PRELIMINARY RECORD PLAT
DOWNTOWN HOSPITAL SITE
ANNAPOLIS, MARYLAND
SIXTH DISTRICT CITY OF ANNAPOLIS
TAX MAP #42 BLOCK #15 PARCEL #116, 1070, 1071, 1072, 1115
SCALE: 1" = 30'
FEBRUARY 2001
APPROVED:
JOB #: C1000360
DRAWN BY: J. KADI
CADD FILE: PLATB.DWG
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EMAIL: MCCRONE@ANNAP.INFONET
PLAT NO. _____ PLAT BOOK _____ PAGE _____
PLAT 2 OF 3



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 50°22'48" E | 9.3333' |
| L2 | S 50°22'48" E | 9.3333' |
| L3 | N 39°37'12" E | 26.0000' |
| L4 | N 50°22'35" W | 26.7828' |
| L5 | N 05°22'48" W | 1.6345' |
| L6 | S 50°22'48" E | 6.0000' |
| L7 | N 39°37'12" E | 13.0000' |
| L8 | N 50°22'48" W | 7.0000' |
| L9 | N 39°37'12" E | 12.9762' |
| L10 | S 39°37'12" W | 13.0083' |
| L11 | N 50°22'48" W | 7.0000' |
| L12 | N 39°37'12" E | 13.0000' |
| L13 | N 50°22'48" W | 6.0000' |
| L14 | S 39°37'12" W | 26.0000' |
| L15 | N 50°22'48" W | 6.0000' |
| L16 | N 39°37'12" E | 13.0000' |
| L17 | S 50°22'48" E | 8.0000' |
| L18 | S 39°37'12" W | 20.5247' |
| L19 | N 27°37'14" E | 16.3977' |
| L20 | N 62°22'46" W | 6.0385' |
| L21 | N 27°37'14" E | 13.0227' |
| L22 | S 62°22'46" E | 5.9615' |
| L23 | N 27°37'14" E | 26.0010' |
| L24 | S 62°22'46" E | 5.9848' |
| L25 | N 27°37'14" E | 13.1148' |
| L26 | S 62°22'46" E | 7.0461' |
| L27 | N 27°35'14" E | 12.8705' |
| L28 | N 27°37'14" E | 14.0969' |
| L29 | N 62°22'46" W | 3.0000' |
| L30 | N 27°37'14" E | 14.0005' |
| L31 | S 62°22'46" E | 3.0000' |
| L32 | S 27°37'14" W | 27.1652' |
| L33 | N 62°22'46" W | 3.2009' |
| L34 | S 27°37'14" W | 33.0012' |
| L35 | N 62°22'46" W | 3.2009' |
| L36 | S 27°37'14" W | 26.0008' |
| L37 | S 62°22'46" E | 3.0000' |
| L38 | S 27°37'14" W | 9.9763' |
| L39 | S 62°22'46" E | 5.9998' |
| L40 | N 27°37'14" E | 14.8271' |
| L41 | N 50°22'48" W | 15.1001' |
| L42 | S 39°37'12" W | 5.0200' |
| L43 | N 39°37'12" E | 3.0423' |
| L44 | N 50°22'48" W | 10.0000' |
| L45 | N 39°37'12" E | 2.0000' |
| L46 | S 50°22'48" E | 26.0000' |
| L47 | S 39°37'12" W | 2.0000' |
| L48 | S 50°22'48" E | 10.0000' |
| L49 | S 39°37'12" W | 3.2984' |
| L50 | S 39°37'12" W | 5.3206' |

| CURVE | RADIUS | ARC LENGTH |
|-------|----------|------------|
| C1 | 14.3300' | 8.8124' |
| C2 | 4.3300' | 7.2938' |
| C3 | 4.3300' | 6.3902' |
| C4 | 4.3300' | 7.2129' |
| C5 | 4.3300' | 7.2575' |
| C6 | 4.3300' | 6.3456' |
| C7 | 9.3300' | 6.1111' |
| C8 | 14.3300' | 9.5595' |
| C9 | 9.3300' | 14.5808' |
| C10 | 9.3300' | 14.7303' |
| C11 | 14.3300' | 12.3191' |
| C12 | 14.3300' | 3.5981' |
| C13 | 14.3300' | 3.7958' |
| C14 | 9.3300' | 11.6013' |
| C15 | 9.3300' | 3.0543' |
| C16 | 2.3300' | 3.4607' |
| C17 | 14.3300' | 4.9195' |
| C18 | 14.3300' | 5.1311' |
| C19 | 2.3300' | 1.5042' |
| C20 | 39.6700' | 22.2188' |
| C21 | 2.3300' | 2.4048' |
| C22 | 20.3300' | 11.3867' |
| C23 | 19.3300' | 19.5369' |
| C24 | 19.3300' | 28.0860' |
| C25 | 14.0000' | 21.9830' |
| C26 | 14.0000' | 21.9993' |
| C27 | 14.0000' | 21.9911' |
| C28 | 14.0000' | 21.9830' |
| C29 | 10.0000' | 13.6137' |
| C30 | 1.3300' | 2.0892' |
| C31 | 4.3300' | 6.2150' |
| C32 | 25.6700' | 11.2984' |
| C33 | 9.3300' | 2.5296' |
| C34 | 9.3300' | 3.3692' |
| C35 | 1.3300' | 2.0892' |
| C36 | 1.3300' | 2.0892' |
| C37 | 51.3300' | 8.1705' |
| C38 | 14.3300' | 7.8695' |
| C39 | 14.3300' | 8.5676' |
| C40 | 14.3300' | 11.1477' |

6. F.A.R. ANALYSIS
F.A.R. ALLOWED = 2.4 FOR ALL RESIDENTIAL USES
1.8 FOR HEALTH/MEDICAL USES

| ITEM | FLOOR AREA SQUARE FOOTAGE | F.A.R. |
|--|------------------------------|--------|
| BUILDING A/B (CONDOMINIUMS/ CARE FOR THE AGED) | 161,789 SF | 0.82 |
| BUILDINGS C-L (SINGLE FAMILY) | 40,710 SF | 0.21 |
| BUILDING M (4 ATTACHED SF UNITS) | 18,632 SF | 0.09 |
| BUILDING N (TOWNHOUSES) | 12,241 SF | 0.06 |
| BUILDING O (COURTYARD TOWNHOUSES) | 26,767 SF | 0.14 |
| BUILDING P (CONDOMINIUMS) | 13,192 SF | 0.07 |
| BUILDINGS Q-S (SINGLE FAMILY) | 13,965 SF | 0.07 |
| TOTAL (DOES NOT INCLUDE FLOOR AREA OF SF UNITS) | 232,621 SF | 1.18 |
| TOTAL (DOES NOT INCLUDE FLOOR AREA AND SITE AREA DEDICATED TO SF UNITS WHICH IS 48,374 SF) | 232,621 SF | 1.57 |
| TOTAL (INCLUDES FLOOR AREA OF ALL BUILDINGS) | 287,296 SF | 1.46 |

| | | |
|------|---------------|----------|
| L51 | N 39°37'12" E | 2.0000' |
| L52 | N 50°22'48" W | 14.0000' |
| L53 | S 39°37'12" W | 2.0000' |
| L54 | N 50°22'48" W | 26.0000' |
| L55 | N 39°37'12" E | 2.0000' |
| L56 | N 50°22'48" W | 14.0000' |
| L57 | S 39°37'12" W | 2.0000' |
| L58 | S 50°22'48" E | 27.3508' |
| L59 | N 39°37'12" E | 32.3618' |
| L60 | N 50°22'48" W | 27.9385' |
| L61 | S 39°37'12" W | 26.0000' |
| L62 | N 39°58'30" E | 9.4379' |
| L63 | N 39°58'30" E | 6.8788' |
| L64 | N 80°58'43" E | 10.1589' |
| L65 | N 11°54'47" W | 10.1591' |
| L66 | S 28°29'59" W | 5.8755' |
| L67 | N 28°29'59" E | 9.1427' |
| L68 | N 34°31'57" E | 4.1250' |
| L69 | N 55°28'03" W | 9.0000' |
| L70 | S 34°31'57" W | 4.1250' |
| L71 | N 34°31'57" E | 9.0000' |
| L72 | S 55°28'03" E | 4.0000' |
| L73 | N 34°31'57" E | 9.0000' |
| L74 | S 55°28'03" E | 3.9999' |
| L75 | N 34°31'57" E | 4.5000' |
| L76 | N 55°28'03" W | 9.0000' |
| L77 | N 55°28'03" W | 9.0000' |
| L78 | N 34°31'57" E | 4.5000' |
| L79 | N 55°28'03" W | 9.0000' |
| L80 | N 34°31'57" E | 4.5000' |
| L81 | N 55°28'03" W | 4.0000' |
| L82 | N 34°31'57" E | 9.0000' |
| L83 | N 55°28'03" W | 4.0000' |
| L84 | N 34°31'57" E | 9.0000' |
| L85 | N 34°31'57" E | 4.1250' |
| L86 | N 55°28'03" W | 9.0000' |
| L87 | N 34°31'57" E | 4.1250' |
| L88 | S 66°37'25" W | 8.8548' |
| L89 | N 66°37'25" E | 7.7501' |
| L90 | N 29°38'01" E | 4.2580' |
| L91 | N 29°38'01" E | 4.9829' |
| L92 | N 27°16'22" E | 5.0000' |
| L93 | S 27°16'27" W | 5.6700' |
| L94 | S 62°43'33" E | 19.3400' |
| L95 | S 62°43'33" E | 0.3358' |
| L96 | N 27°16'39" E | 0.2174' |
| L97 | S 35°15'13" W | 1.4675' |
| L98 | S 35°15'13" W | 5.2459' |
| L99 | N 45°42'42" W | 5.1854' |
| L100 | N 54°45'04" W | 57.4320' |
| L101 | S 54°53'39" E | 55.1484' |
| L102 | N 55°46'56" W | 25.6877' |
| L103 | N 54°45'05" W | 52.6542' |
| L104 | N 54°52'50" W | 54.5053' |
| L105 | N 55°46'56" W | 32.2598' |

| POINT | NORTHING | EASTING |
|-------|-------------|-------------|
| C1 | N 22037.870 | E 25257.731 |
| C2 | N 21829.878 | E 25506.144 |
| C3 | N 21669.452 | E 25353.755 |
| C4 | N 21426.830 | E 25283.081 |
| C5 | N 21555.658 | E 25099.592 |
| C6 | N 21617.277 | E 25011.828 |
| C7 | N 21402.562 | E 25315.691 |
| C8 | N 21322.601 | E 25429.022 |
| C9 | N 21444.670 | E 25529.338 |
| C10 | N 21650.879 | E 25455.692 |

7. YARD REQUIREMENTS:

| | MINIMUM ALLOWED | PROPOSED |
|--|--|---|
| LE HARDY HOUSE* | FY- 22' (EST. FY) SY- 12.8' (10% RULE) CSY- 15' RY- 30' | 25' 13' 18' 4' |
| SINGLE-FAMILY DETACHED DWELLINGS* | FY- 20' SY- 6.4' TO 7.6' CSY- 15' RY- 30' | 2' TO 21' 0' TO 6' 1' TO 3' 5' TO 8' |
| SINGLE-FAMILY ATTACHED DWELLINGS* | FY- 20' SY- 15' RY- 30' | 17' 4' 7' |
| MULTI-FAMILY DWELLINGS* BUILDING AB | FY- 22' (EST. FY) CSY- 13' (EST. CSY) TO 46.5' RY- 30' | 22' (EX. BLDG.) 5' 5' |
| BUILDING M | FY- 42' SY- 0' TO 10.8' CSY- 27' RY- 30' | 8' TO 10' 0' 5' 4' TO 6' |
| BUILDING N | FY- 36' SY- 0' TO 9' CSY- 22.5' RY- 30' | 6' TO 14' 0' 0' 27' |
| SPACING BETWEEN M AND N BUILDING O | 10.8' PLUS 9' = 19.8' | 8' 5' 10' |
| BUILDING P | FY- 38' SY- 9.4' RY- 30' | 1' 0' TO 5' 0' |
| INSTITUTE FOR THE CARE OF THE AGED* | FY- 22' (EST. FY) CSY- 13' (EST. CSY) TO 46.5' RY- 30' | 22' (EX. BLDG.) 5' 5' |
| PUD PERIPHERY | AS AUTHORIZED BY PLANNING COMMISSION | 0' TO 113' |

* REDUCTIONS IN YARD REQUIREMENTS MAY BE AUTHORIZED BY THE PLANNING COMMISSION IN A PLANNED DEVELOPMENT (SECTION 21.74.050)

8. PARKING CALCULATIONS:

| BUILDING | PARKING REQUIRED | PARKING PROPOSED |
|------------------------|--|--|
| A | 55 SPACES 1/CONDOMINIUM UNIT (44) & 1/FOUR BEDS FOR INSTITUTE FOR THE CARE OF THE AGED (11) | 142 SPACES STANDARD-93 COMPACT/TANDEM-49 |
| B | 7 SPACES 1/CONDOMINIUM UNIT (7) | 14 SPACES |
| C-L | 11 SPACES 1/SINGLE FAMILY UNIT (11) | 22 SPACES |
| M | 4 SPACES 1/MULTI-FAMILY UNIT (4) | 8 SPACES |
| N | 5 SPACES 1/TOWNHOUSE UNIT (5) | 10 SPACES |
| O | 9 SPACES 1/TOWNHOUSE UNIT (9) | 18 SPACES |
| P | 6 SPACES 1/CONDOMINIUM UNIT (6) | 6 SPACES |
| Q-S | 3 SPACES 1/SINGLE FAMILY UNIT (3) | 6 SPACES |
| GRAND TOTAL 100 SPACES | | 177 SPACES 49 COMPACT/TANDEM 226 SPACES* |

* ADDITIONAL 67 PARKING SPACES ON STREET (27 EXISTING, 40 NEW)
NOT INCLUDED IN TABULATION

9. DENSITY CALCULATIONS

| UNIT TYPE | # OF UNITS | AREA REQ'D/UNIT | TOTAL AREA REQ'D |
|---|----------------|-------------------|------------------|
| SINGLE FAMILY DETACHED & TWO-FAMILY ATTACHED UNITS | 14 | 3,600 SF PER UNIT | 50,400 SF |
| MULTI-FAMILY DWELLINGS | 75 | 1,800 SF PER UNIT | 135,000 SF |
| TOWNHOMES- CONDOMINIUMS- | 18 57 75 | | |
| INSTITUTE FOR THE CARE OF THE AGED | 41 | 10,000 SF | 10,000 SF |
| | 130 UNITS | | 195,400 SF |

James M. Luff, Jr. 2-22-01
Professional Land Surveyor #10320
We hereby Assent to This Plan of Subdivision,
See Plat 1 of 2 for Owners Dedication,
Surveyors Certificate, and other Notations.

_____, President
Date

OWNER: EXXON LAND DEVELOPMENT, INC.
FORMERLY FRIENDSWOOD DEVELOPMENT CO.

**ACTON'S LANDING
OPTION A**
PRELIMINARY RECORD PLAT
DOWNTOWN HOSPITAL SITE
ANNAPOLIS, MARYLAND
SIXTH DISTRICT CITY OF ANNAPOLIS
TAX MAP #4Z BLOCK #15 PARCEL #116, 1070, 1071, 1072, 1115
SCALE: 1" = 30'
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| | |
|---|---|
| APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS | APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS |
| DIRECTOR OF PUBLIC WORKS DATE | CHAIRMAN, PLANNING COMMISSION DATE |
| APPROVED: DEPARTMENT OF PLANNING AND ZONING | FOR PUBLIC SEWER AND PUBLIC WATER APPROVED: HEALTH DEPARTMENT ANNE ARUNDEL COUNTY, MARYLAND |
| DIRECTOR OF PLANNING AND ZONING DATE | COUNTY, HEALTH OFFICER DATE ANNE ARUNDEL COUNTY, MARYLAND |

GENERAL NOTES

- PROPERTY IS KNOWN AS
TAX MAP 4Z, GRID 15, PARCEL 116 - TAX ACCOUNT NO. 6-000-90015231,
LIBER/FOLIO 2922-786
TAX MAP 4Z, GRID 21, PARCEL 1071 - TAX ACCOUNT NO. 6-000-90015230,
LIBER/FOLIO 3616/878
TAX MAP 4Z, GRID 21, PARCEL 1072 - TAX ACCOUNT NO. 6-000-90015229,
LIBER/FOLIO 3076/815
TAX MAP 4Z, GRID 21, PARCEL 1070 - TAX ACCOUNT NO. 6-000-90015228,
LIBER/FOLIO 3616/878
TAX MAP 4Z, GRID 21, PARCEL 1115 - TAX ACCOUNT NO. 6-000-90022403,
LIBER/FOLIO 2538/1
- SITE AREA = 4.52 ACRES (196,979 SF)
- SITE IS ZONED: P-PROFESSIONAL OFFICE
- PROPOSED USES: SINGLE-FAMILY DETACHED DWELLING
SINGLE-FAMILY ATTACHED DWELLING
MULTI-FAMILY DWELLING
INSTITUTION FOR THE CARE OF THE AGED
PLANNED DEVELOPMENT
COFFEE SHOP
PERMITTED USE
PERMITTED USE
SPECIAL EXCEPTION USE
SPECIAL EXCEPTION USE
SPECIAL EXCEPTION USE
USE EXCEPTION
- THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- THE PROPERTY (4.52 ACRES) IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA, DESIGNATION IS INTENSELY DEVELOPED AREA (IDA).
- PORTIONS OF THE PROPERTY ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR A COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE RATE MAP NO. 24009-005C. THE ELEVATION IS 7 FEET. THE FIRST FLOOR ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREA OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 17 OF THE CODE OF THE CITY OF
- A STORMWATER MANAGEMENT EASEMENT AREA SHALL BE MAINTAINED IN ACCORDANCE WITH A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WHICH SHALL BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY.
- THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE CITY OF ANNAPOLIS CONTROL MONUMENTS.
- ALL STORM DRAINS, INLETS, MANHOLES, CULVERTS, FIRE HYDRANTS, WATER MAINS AND SEWER MAINS WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SHALL BE DEEDED OVER FOR OWNERSHIP AND MAINTENANCE BY THE CITY AFTER COMPLETION AND ACCEPTANCE.
- A LANDSCAPE MAINTENANCE AGREEMENT, APPROVED BY THE CITY OF ANNAPOLIS, DEPARTMENT OF PLANNING AND ZONING SHALL BE EXECUTED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH ITS OWN SEPARATE WATER METER AND SEPARATE SEWER.
- ALL TREES, LANDSCAPE, OPEN SPACE AND GREEN AREAS EXCLUDING PARCELS OR RIGHTS-OF-WAY TO BE DEDICATED TO THE CITY OF ANNAPOLIS, SHALL BE RESPONSIBILITY OF THE LOT OWNER'S OR HOME OWNERS ASSOCIATION, NOT THE CITY, FOR WATERING, CUTTING, PRUNING REMOVAL, REPLACEMENT AND MAINTENANCE.
- THE SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN PREPARED BY MCCRONE, INC. DATED DECEMBER 2000 ON FILE AT THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING.
- THE PURPOSE OF THIS PLAT IS TO DEVELOPE THE EXISTING DOWNTOWN HOSPITAL SITE INTO A PLANNED DEVELOPMENT WHICH WILL INCLUDE SINGLE FAMILY HOMES, TOWNHOUSES, CONDOMINIUMS AND PARK AREA.
- THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AMONGST THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER _____ FOLIO _____ AND DATED _____
- THERE SHALL BE NO BUILDING ENCROACHMENT OVER ANY NEW OR EXISTING UTILITY EASEMENTS, R.O.W., OPEN SPACES, AND PROPERTY LINES.
- TRASH REMOVAL SHALL BE PRIVATE FOR ALL UNITS AND BUILDINGS.
- SNOW REMOVAL SHALL BE PRIVATE FOR ALL UNITS AND BUILDINGS.

OWNER CERTIFICATION

I HEREBY CERTIFY THAT IRON PIPES MARKED ● AND CONCRETE MONUMENTS MARKED □ WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.
BY: ANNAPOLIS MPK VENTURE, L.L.C.

| | |
|---|---|
| BY: RUSSELL ROSENBERGER, PRESIDENT | DATE |
| APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS | APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS |
| DIRECTOR OF PUBLIC WORKS | DATE |
| APPROVED: DEPARTMENT OF PLANNING AND ZONING | CHAIRMAN, PLANNING COMMISSION |
| DIRECTOR OF PLANNING AND ZONING | DATE |
| | FOR PUBLIC SEWER AND PUBLIC WATER APPROVED: HEALTH DEPARTMENT ANNE ARUNDEL COUNTY, MARYLAND |
| | COUNTY, HEALTH OFFICER |
| | DATE |
| | ANNE ARUNDEL COUNTY, MARYLAND |



OWNERS' DEDICATION

WE, ANNAPOLIS MPK VENTURE, L.L.C., OWNERS OF PARCELS 116, 1070, 1071, 1072 AND 1115, RESPECTIVELY, AND AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO THE CITY OF ANNAPOLIS, AS MAY BE APPROPRIATE, ON REQUEST. THERE ARE NO SUITS, ACTION OF LAW, LEASE LIENS, MORTGAGES, TRUST, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

AND ALL PARTIES IN INTEREST THERETO HAVE HEREON AFFIXED THEIR SIGNATURE INDICATING THEIR ASSENT & WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

WITNESS

BY: RUSSELL ROSENBERGER, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED FROM J. GORDON CATTERTON AND ALICE L. CATTERTON TO ANNAPOLIS EMERGENCY HOSPITAL ASSOCIATION, INC. BY A DEED DATED NOVEMBER 8, 1972 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 2538, FOLIO 1, AND ALL OF THE PROPERTY CONVEYED FROM WILLIAM L. SCHURR TO THE ANNAPOLIS EMERGENCY HOSPITAL DATED DECEMBER 19, 1935 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FAM 146, FOLIO 492, AND ALL OF THE PROPERTY CONVEYED FROM W. MEADE HOLLADAY TO THE ANNAPOLIS EMERGENCY HOSPITAL ASSOCIATION (INADVERTENTLY REFERRED TO AS THE EMERGENCY HOSPITAL ASSOCIATION OF ANNAPOLIS MARYLAND) BY A DEED DATED AUGUST 17, 1932 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 105, FOLIO 79.

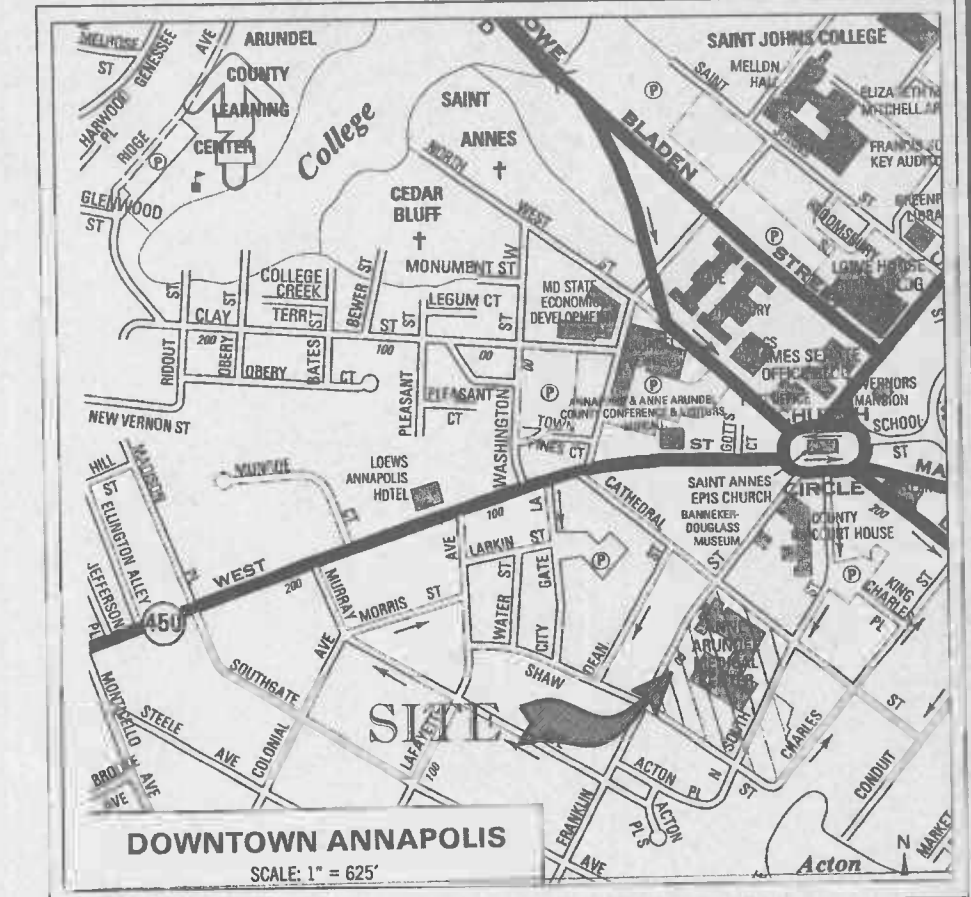
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James M. Luff
JAMES M. LUFF, PROFESSIONAL LAND SURVEYOR #10320

BY: ANNAPOLIS MPK VENTURE, L.L.C.

BY: RUSSELL ROSENBERGER, PRESIDENT

DATE



VICINITY MAP

AREA TABULATIONS

| | | |
|----------------|---|----------------------|
| PARCEL AREA | = | 196,979 SF = 4.52 AC |
| LOT 1 | = | 2,298 SF = 0.05 AC |
| LOT 2 | = | 3,410 SF = 0.08 AC |
| LOT 3 | = | 2,962 SF = 0.07 AC |
| LOT 4 | = | 2,250 SF = 0.05 AC |
| LOT 5 | = | 2,250 SF = 0.05 AC |
| LOT 6 | = | 2,607 SF = 0.06 AC |
| LOT 7 | = | 3,050 SF = 0.07 AC |
| LOT 8 | = | 2,825 SF = 0.07 AC |
| LOT 9 | = | 2,731 SF = 0.06 AC |
| LOT 10 | = | 2,571 SF = 0.06 AC |
| LOT 11 | = | 2,731 SF = 0.06 AC |
| LOT 12 | = | 2,031 SF = 0.05 AC |
| LOT 13 | = | 2,378 SF = 0.06 AC |
| LOT 14 | = | 2,397 SF = 0.06 AC |
| LOT 15 | = | 2,065 SF = 0.05 AC |
| LOT 16 | = | 1,010 SF = 0.02 AC |
| LOT 17 | = | 1,010 SF = 0.02 AC |
| LOT 18 | = | 1,037 SF = 0.02 AC |
| LOT 19 | = | 1,011 SF = 0.02 AC |
| LOT 20 | = | 991 SF = 0.02 AC |
| LOT 21 | = | 1,103 SF = 0.03 AC |
| LOT 22 | = | 1,200 SF = 0.03 AC |
| LOT 23 | = | 1,188 SF = 0.03 AC |
| LOT 24 | = | 1,211 SF = 0.03 AC |
| LOT 25 | = | 1,211 SF = 0.03 AC |
| LOT 26 | = | 1,211 SF = 0.03 AC |
| LOT 27 | = | 1,380 SF = 0.03 AC |
| LOT 28 | = | 1,244 SF = 0.03 AC |
| LOT 29 | = | 1,145 SF = 0.03 AC |
| LOT 30 | = | 6,006 SF = 0.14 AC |
| LOT 31 | = | 2,220 SF = 0.05 AC |
| LOT 32 | = | 2,394 SF = 0.06 AC |
| LOT 33 | = | 2,904 SF = 0.07 AC |
| LOT 34 | = | 43,205 SF = 1.0 AC |
| TOTAL LOT AREA | = | 111,234 SF = 2.55 AC |

COMMON SPACE = 60,136 SF = 1.38 AC
(31% COMMON OPEN SPACE)

PRIVATE USE IN
COMMON RIGHT-OF-WAY= 25,609 SF= 0.59AC

ACTON'S LANDING OPTION B

PRELIMINARY RECORD PLAT

DOWNTOWN HOSPITAL SITE
ANNAPOLIS, MARYLAND
SIXTH DISTRICT CITY OF ANNAPOLIS
TAX MAP #4Z BLOCK #15 PARCEL #116, 1070, 1071, 1072, 1115
SCALE: AS SHOWN JOB #: C1000360
DATE: FEBRUARY 2001 DRAWN BY: J. KADI
APPROVED: CADD FILE: PLATA.DWG

MCCRONE
ENGINEERING & ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES
20 RIDGELY AVENUE • ANNAPOLIS, MARYLAND 21401
(410) 267-9621 • FAX (410) 267-9932
EMAIL: MCCRONE@ANNAP.INF.NET

PLAT NO. _____ PLAT BOOK _____ PAGE _____

PLAT 1 OF 3

| 1. COMMON OPEN SPACE CALCULATIONS: | | | |
|------------------------------------|-------------------------|------------------|---------|
| BUILDING(S) | REQ'D COMMON OPEN SPACE | PROP. OPEN SPACE | |
| AB | 21,317 SF (30%) | 24,715 SF | (34.8%) |
| CDEFGHI | 6,343 SF (20%) | 6,683 SF | (21.1%) |
| JKL | 2,720 SF (20%) | 2,962 SF | (21.8%) |
| MNO | 13,213 SF (30%) | 13,260 SF | (30.1%) |
| P | 8,431 SF (30%) | 18,008 SF | (64.1%) |
| QRS | 1,706 SF (20%) | 1,752 SF | (20.5%) |
| TOTAL | 53,730 SF (27.3%) | 67,380 SF | (34.2%) |

IMPERVIOUS AREA CALCULATION:
 TOTAL BUILDING FOOTPRINT AREA (INCLUDING PORCHES) 95,579 SF (2.19 AC)
 TOTAL SIDEWALK AREA 4,789 SF (0.11 AC)
 TOTAL ROAD PAVEMENT AREA (INCLUDES 40% PERVIOUS CREDIT) 17,132 SF (0.39 AC)
 TOTAL ON-SITE IMPERVIOUS AREA 117,500 SF (2.70 AC)
 117,500 SF (2.70 AC) / 196,978 SF (4.52 AC) = 59.65%

| 2. THE PROPOSED USE IS AS FOLLOWS : | |
|--|--------|
| A. A PLANNED DEVELOPMENT COMPRISED OF THE FOLLOWING RESIDENTIAL UNITS: | |
| RESIDENTIAL UNIT TYPE | NUMBER |
| NEW SINGLE FAMILY HOMES (INCLUDES DETACHED AND ATTACHED HOMES) | 12 |
| FRANKLIN & LEHARDY HOUSES | 2 |
| TOWNHOMES | 18 |
| CONDOMINIUMS | 57 |
| TOTAL | 89 |

B. AN INSTITUTIONAL USE COMPRISED OF 41 UNITS RESTRICTED FOR SENIOR CITIZENS AGED 62 AND OLDER PURSUANT TO SECTION 21.04.336 OF THE CODE OF THE CITY OF ANNAPOLIS.

| 3. HEIGHT REQUIREMENTS | | |
|----------------------------|-----------------|----------|
| | MINIMUM ALLOWED | PROPOSED |
| SPECIAL HEIGHT DISTRICT #1 | 32'/22' | 32'/22' |
| SPECIAL HEIGHT DISTRICT #2 | 38'/28' | 38'/28' |

| 4. LOT AREA: | | |
|------------------------------------|-----------------|----------------------|
| | MINIMUM ALLOWED | PROPOSED |
| SINGLE-FAMILY DETACHED DWELLINGS* | 3,600 SF | 2,000 SF TO 4,326 SF |
| SINGLE-FAMILY ATTACHED DWELLINGS* | 7,200 SF | 5,544 SF |
| MULTI-FAMILY DWELLINGS* | | |
| BUILDING AB | 95,400 SF | 64,300 SF |
| BUILDING M | 7,200 SF | 9,831 SF |
| BUILDING N | 9,000 SF | 5,850 SF |
| BUILDING O | 16,200 SF | 17,500 SF |
| BUILDING P | 10,800 SF | 5,850 SF |
| INSTITUTE FOR THE CARE OF THE AGED | 10,000 SF | 64,300 SF |
| PLANNED DEVELOPMENT | 20,000 SF | 196,891 SF |

*REDUCTIONS IN LOT AREA MAY BE AUTHORIZED BY THE PLANNING COMMISSION IN A PLANNED DEVELOPMENT (SECTION 21.74.050)

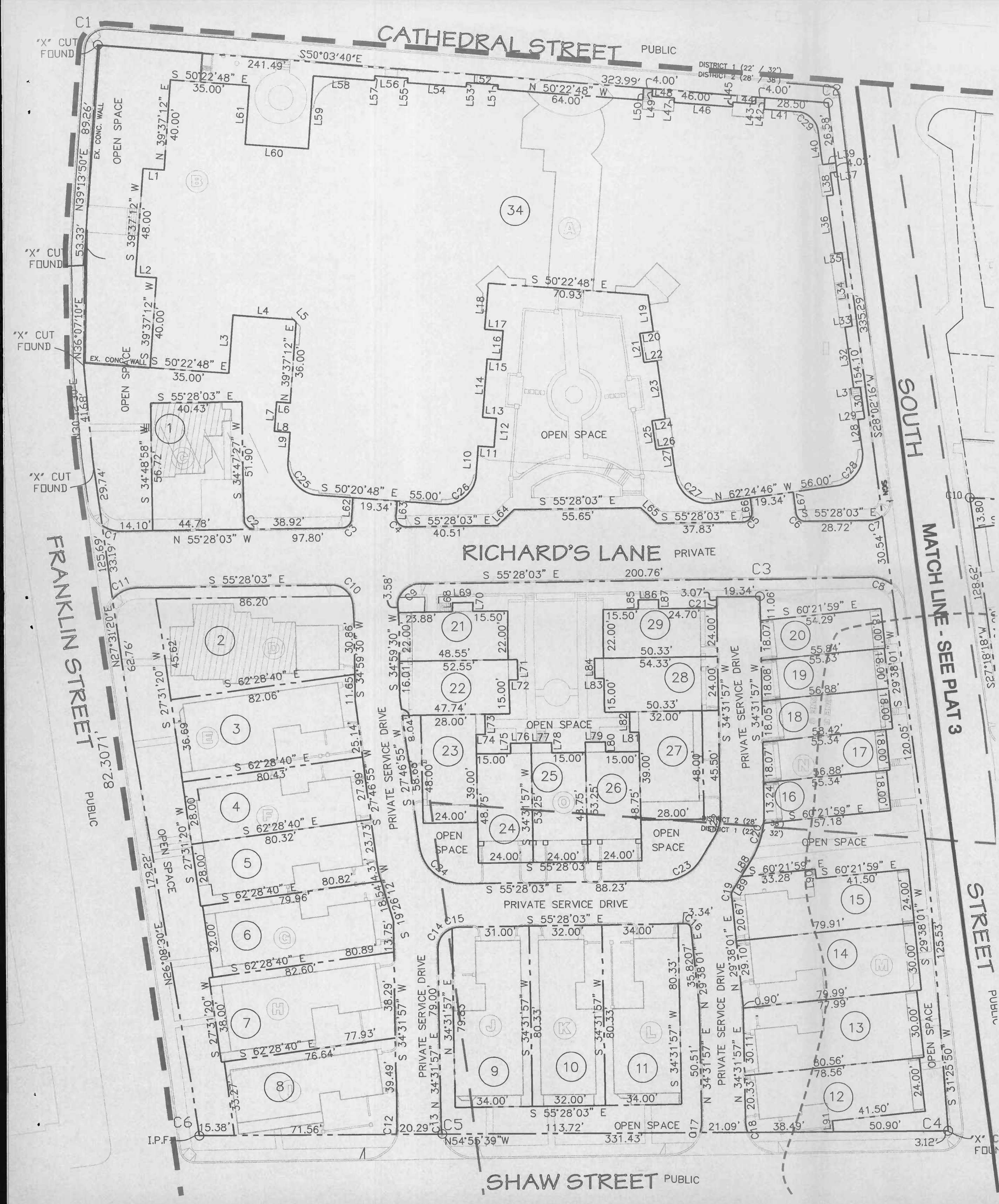
| 5. LOT WIDTH: | | |
|------------------------------------|-----------------|------------|
| | MINIMUM ALLOWED | PROPOSED |
| SINGLE-FAMILY DETACHED DWELLINGS* | 50' | 32' TO 50' |
| SINGLE-FAMILY ATTACHED DWELLINGS | 50' | 56' |
| MULTI-FAMILY DWELLINGS | | |
| BUILDING AB | 50' | 157' |
| BUILDING M | 50' | 116' |
| BUILDING N | 50' | 90' |
| BUILDING O | 50' | 140' |
| BUILDING P | 50' | 94' |
| INSTITUTE FOR THE CARE OF THE AGED | 70' | 157' |

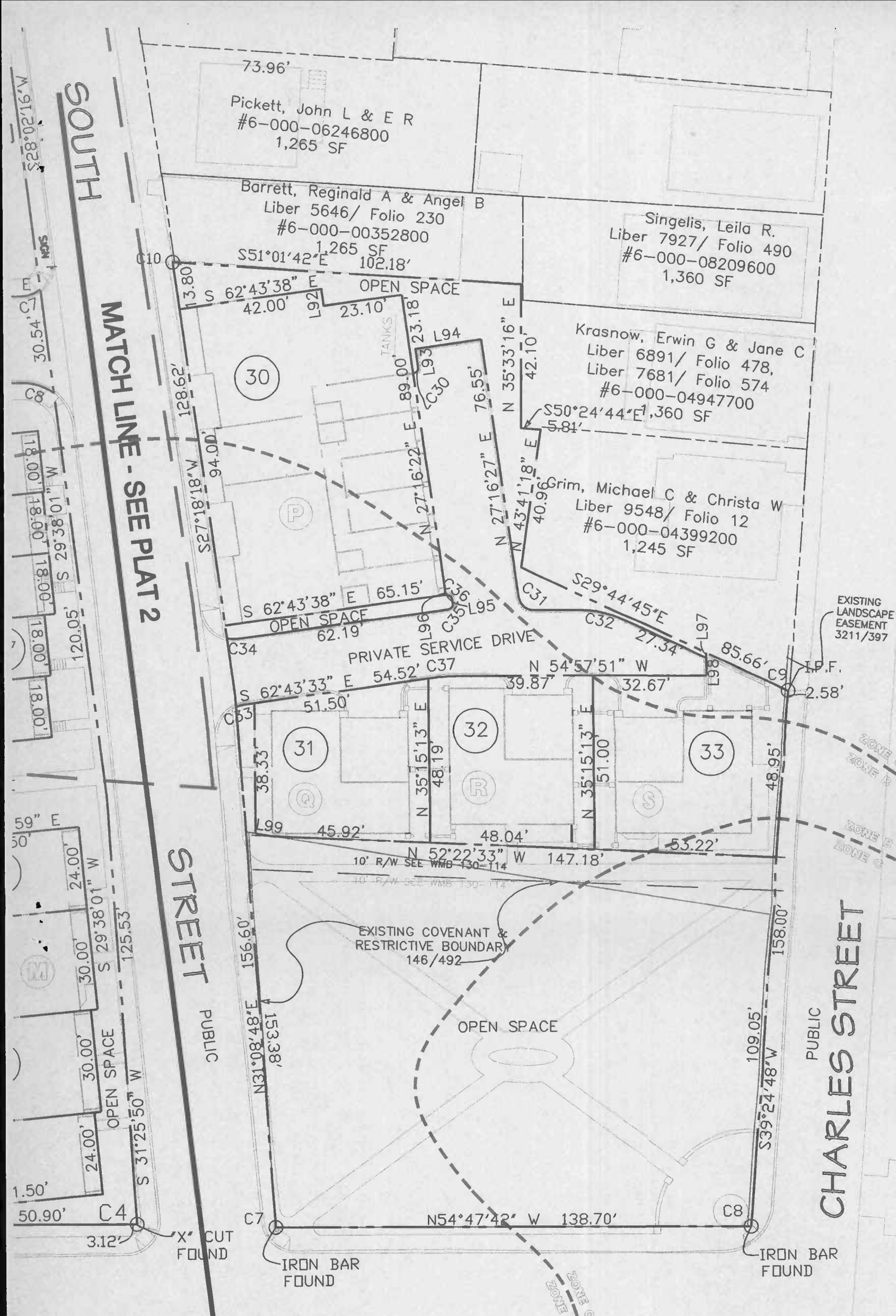
*REDUCTIONS IN LOT WIDTH MAY BE AUTHORIZED BY THE PLANNING COMMISSION IN A PLANNED DEVELOPMENT (SECTION 21.74.050)

| | |
|---|---|
| APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS | APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS |
| DIRECTOR OF PUBLIC WORKS _____ DATE _____ | CHAIRMAN, PLANNING COMMISSION _____ DATE _____ |
| APPROVED: DEPARTMENT OF PLANNING AND ZONING | FOR PUBLIC SEWER AND PUBLIC WATER APPROVED: HEALTH DEPARTMENT ANNE ARUNDEL COUNTY, MARYLAND |
| DIRECTOR OF PLANNING AND ZONING _____ DATE _____ | COUNTY, HEALTH OFFICER _____ DATE _____ ANNE ARUNDEL COUNTY, MARYLAND |

James M. Luff 2-12-01
 James M. Luff
 Professional Land Surveyor #10320
 Date
 We hereby Assent to This Plan of Subdivision,
 See Plat 1 of 3 for Owners Dedication,
 Surveyors Certificate, and other Notations.
 _____, President Date
 DEVELOPER: MADISON HOMES

ACTON'S LANDING
OPTION B
 PRELIMINARY RECORD PLAT
 DOWNTOWN HOSPITAL SITE
 ANNAPOLIS, MARYLAND
 SIXTH DISTRICT CITY OF ANNAPOLIS
 TAX MAP #42 BLOCK #15 PARCEL #116, 1070, 1071, 1072, 1115
 SCALE: 1" = 30'
 FEBRUARY 2001
 APPROVED:
McCRONE
 ENGINEERING & ENVIRONMENTAL SCIENCES
 LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES
 20 RIDGELY AVENUE • ANNAPOLIS, MARYLAND 21401
 (410) 267-8521 • FAX (410) 267-8932
 E-MAIL • MCCRONE@ANNAPOLIS.MD
 JOB #: C1000360
 DRAWN BY: J. KADI
 CADD FILE: PLATA.DWG
 PLAT NO. _____ PLAT BOOK _____ PAGE _____
 PLAT 2 OF 3





| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 50°22'48" E | 9.3333' |
| L2 | S 50°22'48" E | 9.3333' |
| L3 | N 39°37'12" E | 26.0000' |
| L4 | N 50°22'35" W | 26.7828' |
| L5 | N 05°22'48" W | 1.6345' |
| L6 | S 50°22'48" E | 6.0000' |
| L7 | N 39°37'12" E | 13.0000' |
| L8 | N 50°22'48" W | 7.0000' |
| L9 | N 39°37'12" E | 12.9762' |
| L10 | S 39°37'12" W | 13.0083' |
| L11 | N 50°22'48" W | 7.0000' |
| L12 | N 39°37'12" E | 13.0000' |
| L13 | N 50°22'48" W | 6.0000' |
| L14 | S 39°37'12" W | 26.0000' |
| L15 | N 50°22'48" W | 6.0000' |
| L16 | N 39°37'12" E | 13.0000' |
| L17 | S 50°22'48" E | 8.0000' |
| L18 | S 39°37'12" W | 20.5247' |
| L19 | N 27°37'14" E | 16.3977' |
| L20 | N 62°22'46" W | 6.0385' |
| L21 | N 27°37'14" E | 13.0227' |
| L22 | S 62°22'46" E | 5.9615' |
| L23 | N 27°37'14" E | 26.0010' |
| L24 | S 62°22'46" E | 5.9848' |
| L25 | N 27°37'14" E | 13.1148' |
| L26 | S 62°22'46" E | 7.0461' |
| L27 | N 27°35'14" E | 12.8705' |
| L28 | N 27°37'14" E | 14.0969' |
| L29 | N 62°22'46" W | 3.0000' |
| L30 | N 27°37'14" E | 14.0005' |
| L31 | S 62°22'46" E | 3.0000' |
| L32 | S 27°37'14" W | 27.1652' |
| L33 | N 62°22'46" W | 3.2009' |
| L34 | S 27°37'14" W | 33.0012' |
| L35 | N 62°22'46" W | 3.2009' |
| L36 | S 27°37'14" W | 26.0008' |
| L37 | S 62°22'46" E | 3.0000' |
| L38 | S 27°37'14" W | 9.9763' |
| L39 | S 62°22'46" E | 5.9998' |
| L40 | N 27°37'14" E | 14.8271' |
| L41 | N 50°22'48" W | 15.1001' |
| L42 | S 39°37'12" W | 5.0200' |
| L43 | N 39°37'12" E | 3.0423' |
| L44 | N 50°22'48" W | 10.0000' |
| L45 | N 39°37'12" E | 2.0000' |
| L46 | S 50°22'48" E | 26.0000' |
| L47 | S 39°37'12" W | 2.0000' |
| L48 | S 50°22'48" E | 10.0000' |
| L49 | S 39°37'12" W | 3.2984' |
| L50 | S 39°37'12" W | 5.3206' |

| | | |
|-----|---------------|----------|
| L51 | N 39°37'12" E | 2.0000' |
| L52 | N 50°22'48" W | 14.0000' |
| L53 | S 39°37'12" W | 2.0000' |
| L54 | N 50°22'48" W | 26.0000' |
| L55 | N 39°37'12" E | 2.0000' |
| L56 | N 50°22'48" W | 14.0000' |
| L57 | S 39°37'12" W | 2.0000' |
| L58 | S 50°22'48" E | 27.3508' |
| L59 | N 39°37'12" E | 32.3618' |
| L60 | N 50°22'48" W | 27.9385' |
| L61 | S 39°37'12" W | 26.0000' |
| L62 | N 39°58'30" E | 9.4379' |
| L63 | N 39°58'30" E | 6.8788' |
| L64 | N 80°58'43" E | 10.1589' |
| L65 | N 11°54'47" W | 10.1591' |
| L66 | S 28°29'59" W | 5.8755' |
| L67 | N 28°29'59" E | 9.1427' |
| L68 | N 34°31'57" E | 4.1250' |
| L69 | N 55°28'03" W | 9.0000' |
| L70 | S 34°31'57" W | 4.1250' |
| L71 | N 34°31'57" E | 9.0000' |
| L72 | S 55°28'03" E | 4.0000' |
| L73 | N 34°31'57" E | 9.0000' |
| L74 | S 55°28'03" E | 3.9999' |
| L75 | N 34°31'57" E | 4.5000' |
| L76 | N 55°28'03" W | 9.0000' |
| L77 | N 55°28'03" W | 9.0000' |
| L78 | N 34°31'57" E | 4.5000' |
| L79 | N 55°28'03" W | 9.0000' |
| L80 | N 34°31'57" E | 4.5000' |
| L81 | N 55°28'03" W | 4.0000' |
| L82 | N 34°31'57" E | 9.0000' |
| L83 | N 55°28'03" W | 4.0000' |
| L84 | N 34°31'57" E | 9.0000' |
| L85 | N 34°31'57" E | 4.1250' |
| L86 | N 55°28'03" W | 9.0000' |
| L87 | N 34°31'57" E | 4.1250' |
| L88 | S 66°37'25" W | 8.8548' |
| L89 | N 66°37'25" E | 7.7501' |
| L90 | N 29°38'01" E | 4.2580' |
| L91 | N 29°38'01" E | 4.9829' |
| L92 | N 27°16'22" E | 5.0000' |
| L93 | S 27°16'22" W | 5.6700' |
| L94 | S 62°43'33" E | 19.3400' |
| L95 | S 62°43'33" E | 0.3358' |
| L96 | N 27°16'39" E | 0.2174' |
| L97 | S 35°15'13" W | 1.4675' |
| L98 | S 35°15'13" W | 5.2459' |
| L99 | N 45°42'42" W | 5.1854' |

| CURVE | RADIUS | ARC LENGTH |
|-------|----------|------------|
| C1 | 14.3300' | 8.8124' |
| C2 | 4.3300' | 7.2938' |
| C3 | 4.3300' | 6.3902' |
| C4 | 4.3300' | 7.2129' |
| C5 | 4.3300' | 7.2575' |
| C6 | 4.3300' | 6.3456' |
| C7 | 9.3300' | 6.1111' |
| C8 | 14.3300' | 9.5595' |
| C9 | 9.3300' | 14.5808' |
| C10 | 9.3300' | 14.7303' |
| C11 | 14.3300' | 12.3191' |
| C12 | 14.3300' | 3.5981' |
| C13 | 14.3300' | 3.7958' |
| C14 | 9.3300' | 11.6013' |
| C15 | 9.3300' | 3.0543' |
| C16 | 2.3300' | 3.4607' |
| C17 | 14.3300' | 4.9195' |
| C18 | 14.3300' | 5.1311' |
| C19 | 2.3300' | 1.5042' |
| C20 | 39.6700' | 22.2188' |
| C21 | 2.3300' | 2.4048' |
| C22 | 20.3300' | 11.3867' |
| C23 | 19.3300' | 19.5369' |
| C24 | 19.3300' | 28.0860' |
| C25 | 14.0000' | 21.9830' |
| C26 | 14.0000' | 21.9993' |
| C27 | 14.0000' | 21.9911' |
| C28 | 14.0000' | 21.9830' |
| C29 | 10.0000' | 13.6137' |
| C30 | 1.3300' | 2.0892' |
| C31 | 4.3300' | 6.2150' |
| C32 | 25.6700' | 11.2984' |
| C33 | 9.3300' | 2.5296' |
| C34 | 9.3300' | 3.3692' |
| C35 | 1.3300' | 2.0892' |
| C36 | 1.3300' | 2.0892' |
| C37 | 51.3300' | 8.1705' |

| POINT | NORTHING | EASTING |
|-------|-------------|-------------|
| C1 | N 22037.870 | E 25257.731 |
| C2 | N 21829.878 | E 25506.144 |
| C3 | N 21669.452 | E 25353.755 |
| C4 | N 21426.830 | E 25283.081 |
| C5 | N 21555.658 | E 25099.592 |
| C6 | N 21617.277 | E 25011.828 |
| C7 | N 21402.562 | E 25315.691 |
| C8 | N 21322.601 | E 25429.022 |
| C9 | N 21444.670 | E 25529.338 |
| C10 | N 21650.879 | E 25455.692 |

7. YARD REQUIREMENTS:

| | MINIMUM ALLOWED | PROPOSED |
|--|--|---|
| LE HARDY HOUSE* | FY- 22' (EST. FY) SY- 12.8' (10% RULE) CSY- 15' RY- 30' | 25' 13' 18' 4' |
| SINGLE-FAMILY DETACHED DWELLINGS* | FY- 20' SY- 6.4' TO 7.6' CSY- 15' RY- 30' | 2' TO 21' 0' TO 6' 1' TO 3' 5' TO 8' |
| SINGLE-FAMILY ATTACHED DWELLINGS* | FY- 20' SY- 15' RY- 30' | 17' 4' 7' |
| MULTI-FAMILY DWELLINGS* BUILDING AB | FY- 22' (EST. FY) CSY- 13' (EST. CSY) TO 46.5' RY- 30' | 22' (EX. BLDG.) 5' 5' |
| BUILDING M | FY- 42' SY- 0' TO 10.8' CSY- 27' RY- 30' | 8' TO 10' 0' 5' 4' TO 6' |
| BUILDING N | FY- 36' SY- 0' TO 9' CSY- 22.5' RY- 30' | 6' TO 14' 0' 0' 0' |
| SPACING BETWEEN M AND N | 10.8' PLUS 9' = 19.8' | 27' |
| BUILDING O | FY- 50' SY- 13' RY- 30' | 8' 5' 10' |
| BUILDING P | FY- 38' SY- 9.4' RY- 30' | 1' 0' TO 5' 0' |
| INSTITUTE FOR THE CARE OF THE AGED* | FY- 22' (EST. FY) CSY- 13' (EST. CSY) TO 46.5' RY- 30' | 22' (EX. BLDG.) 5' 5' |
| PUD PERIPHERY | AS AUTHORIZED BY PLANNING COMMISSION | 0' TO 113' |

* REDUCTIONS IN YARD REQUIREMENTS MAY BE AUTHORIZED BY THE PLANNING COMMISSION IN A PLANNED DEVELOPMENT (SECTION 21.74.050)

8. PARKING CALCULATIONS:

| BUILDING | PARKING REQUIRED | PARKING PROPOSED |
|------------------------|--|--|
| A | 55 SPACES 1/CONDOMINIUM UNIT (44) & 1/FOUR BEDS FOR INSTITUTE FOR THE CARE OF THE AGED (11) | 142 SPACES STANDARD-93 COMPACT/TANDEM-49 |
| B | 7 SPACES 1/CONDOMINIUM UNIT (7) | 14 SPACES |
| C-L | 11 SPACES 1/SINGLE FAMILY UNIT (11) | 22 SPACES |
| M | 4 SPACES 1/MULTI-FAMILY UNIT (4) | 8 SPACES |
| N | 5 SPACES 1/TOWNHOUSE UNIT (5) | 10 SPACES |
| O | 9 SPACES 1/TOWNHOUSE UNIT (9) | 18 SPACES |
| P | 6 SPACES 1/CONDOMINIUM UNIT (6) | 6 SPACES |
| Q-S | 3 SPACES 1/SINGLE FAMILY UNIT (3) | 6 SPACES |
| GRAND TOTAL 100 SPACES | | 177 SPACES 49 COMPACT/TANDEM 226 SPACES* |

* ADDITIONAL 67 PARKING SPACES ON STREET (27 EXISTING, 40 NEW) NOT INCLUDED IN TABULATION

9. DENSITY CALCULATIONS

| UNIT TYPE | # OF UNITS | AREA REQ'D/UNIT | TOTAL AREA REQ'D |
|--|----------------|-------------------|------------------|
| SINGLE FAMILY DETACHED & TWO-FAMILY ATTACHED UNITS | 14 | 3,600 SF PER UNIT | 50,400 SF |
| MULTI-FAMILY DWELLINGS | 75 | 1,800 SF PER UNIT | 135,000 SF |
| TOWNHOMES- CONDOMINIUMS- | 18 57 75 | | |
| INSTITUTION FOR THE CARE OF THE AGED | 41 | 10,000 SF | 10,000 SF |
| | 130 UNITS | | 195,400 SF |

Seal of the State of Maryland, Professional Land Surveyor #10320, James M. Luff, dated 2-22-01. Text: We hereby Assent to This Plan of Subdivision, See Plat 1 of 2 for Owners Dedication, Surveyors Certificate, and other Notations. President Date. OWNER: EXXON LAND DEVELOPMENT, INC. FORMERLY FRIENDSWOOD DEVELOPMENT CO.

ACTON'S LANDING OPTION B PRELIMINARY RECORD PLAT. DOWNTOWN HOSPITAL SITE ANNAPOLIS, MARYLAND. TAX MAP #4Z BLOCK #15 PARCEL #116, 1070, 1071, 1072, 1115. SCALE: 1" = 30'. JOB #: C1000360. DRAWN BY: J. KADI. CADD FILE: PLATA.DWG. MC CRONE ENGINEERING & SURVEYING. 20 RIDLEY AVENUE • ANNAPOLIS, MARYLAND 21401. (410) 267-8621 • FAX (410) 267-9932. EMAIL: MCCRONE@ANNAP.INFONET. PLAT NO. PLAT BOOK PAGE. PLAT 3 OF 3

| | |
|---|---|
| APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS | APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS |
| DIRECTOR OF PUBLIC WORKS DATE | CHAIRMAN, PLANNING COMMISSION DATE |
| APPROVED: DEPARTMENT OF PLANNING AND ZONING | FOR PUBLIC SEWER AND PUBLIC WATER APPROVED: HEALTH DEPARTMENT ANNE ARUNDEL COUNTY, MARYLAND |
| DIRECTOR OF PLANNING AND ZONING DATE | COUNTY, HEALTH OFFICER DATE ANNE ARUNDEL COUNTY, MARYLAND |

6. F.A.R. ANALYSIS

| F.A.R. ALLOWED = 2.4 FOR ALL RESIDENTIAL USES 1.8 FOR HEALTH/MEDICAL USES | | |
|--|------------------------------|--------|
| ITEM | FLOOR AREA SQUARE FOOTAGE | F.A.R. |
| BUILDING A/B (CONDOMINIUMS/ CARE FOR THE AGED) | 161,789 SF | 0.82 |
| BUILDINGS C-L (SINGLE FAMILY) | 40,710 SF | 0.21 |
| BUILDING M (4 ATTACHED SF UNITS) | 18,632 SF | 0.09 |
| BUILDING N (TOWNHOUSES) | 12,241 SF | 0.06 |
| BUILDING O (COURTYARD TOWNHOUSES) | 26,767 SF | 0.14 |
| BUILDING P (CONDOMINIUMS) | 13,192 SF | 0.07 |
| BUILDINGS Q-S (SINGLE FAMILY) | 13,965 SF | 0.07 |
| TOTAL (DOES NOT INCLUDE FLOOR AREA OF SF UNITS) | 232,621 SF | 1.18 |
| TOTAL (DOES NOT INCLUDE FLOOR AREA AND SITE AREA DEDICATED TO SF UNITS WHICH IS 48,374 SF) | 232,621 SF | 1.57 |
| TOTAL (INCLUDES FLOOR AREA OF ALL BUILDINGS) | 287,296 SF | 1.46 |